

**LEASE NO. GS-10P-LOR07470**  
**Bldg. No OR6679**

Standard Lease  
GSA FORM L201C (September 2013)

This Lease is made and entered into between

**Burrill Development Company, LLC**

(Lessor), whose principal place of business is 3560 Excel Drive, Suite 101, Medford, Oregon 97504-9858, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**3501 Excel Drive**  
**Medford, Oregon 97504-8067**

and more fully described in Section 1 and Exhibit A-1, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

**LEASE TERM**

To Have and To Hold the said Premises with its appurtenances for the term

September 13, 2015 – September 12, 2020

subject to termination rights as are hereinafter set forth.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

**FOR THE LESSOR:**

(b) (6)

Name:

Michael E. Burrill Jr.

Title:

Managing member

Entity Name:

Burrill Development Co. LLC

Date:

8-31-15

**FOR THE GOVERNMENT:**

(b) (6)

Name:

(b) (6)

Title: Lease Contracting Officer

**KRISTEN N. YEE**  
**CONTRACTING OFFICER**

General Services Administration, Public Buildings Service

Date:

September 4, 2015

**WITNESSED FOR THE LESSOR BY:**

(b) (6)

Name:

Charles Burrill

Title:

Member

Date:

8/31/15

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

<b>SECTION 1</b>	<b>THE PREMISES, RENT, AND OTHER TERMS</b>	<b>1</b>
1.01	THE PREMISES (JUN 2012)	1
1.02	EXPRESS APPURTENANT RIGHTS (SEP 2013)	1
1.03	RENT AND OTHER CONSIDERATION (APR 2015)	1
1.04	BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)	2
1.05	TERMINATION RIGHTS (AUG 2011)	2
1.06	INTENTIONALLY DELETED	2
1.07	DOCUMENTS INCORPORATED IN THE LEASE (SEP 2013)	2
1.08	TENANT IMPROVEMENT ALLOWANCE (AUG 2011)	2
1.09	TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2013)	2
1.10	TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)	3
1.11	INTENTIONALLY DELETED	3
1.12	INTENTIONALLY DELETED	3
1.13	PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)	3
1.14	REAL ESTATE TAX BASE (SEP 2013)	3
1.15	OPERATING COST BASE (SEP 2013)	3
1.16	RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)	3
1.17	HOURLY OVERTIME HVAC RATES (AUG 2011)	3
1.18	INTENTIONALLY DELETED	3
1.19	BUILDING IMPROVEMENTS (SEP 2012)	3
1.20	INTENTIONALLY DELETED	3
<b>SECTION 2</b>	<b>GENERAL TERMS, CONDITIONS, AND STANDARDS</b>	<b>4</b>
2.01	DEFINITIONS AND GENERAL TERMS (SEP 2013)	4
2.02	AUTHORIZED REPRESENTATIVES (JUN 2012)	4
2.03	ALTERATIONS REQUESTED BY THE GOVERNMENT (SEP 2013)	5
2.04	WAIVER OF RESTORATION (APR 2011)	5
2.05	PAYMENT OF BROKER (JUL 2011)	5
2.06	CHANGE OF OWNERSHIP (APR 2015)	5
2.07	REAL ESTATE TAX ADJUSTMENT (JUN 2012)	6
2.08	ADJUSTMENT FOR VACANT PREMISES (SEP 2013)	7
2.09	OPERATING COSTS ADJUSTMENT (JUN 2012)	7
2.10	ADDITIONAL POST-AWARD FINANCIAL AND TECHNICAL DELIVERABLES (JUN 2012)	8
2.11	INTENTIONALLY DELETED	8
<b>SECTION 3</b>	<b>CONSTRUCTION STANDARDS AND SHELL COMPONENTS</b>	<b>9</b>
3.01	INTENTIONALLY DELETED	9
3.02	WORK PERFORMANCE (JUN 2012)	9
3.03	RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (SEP 2013)	9
3.04	ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (SEP 2013)	9
3.05	EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (JUN 2012)	9
3.06	CONSTRUCTION WASTE MANAGEMENT (SEP 2008)	9
3.07	WOOD PRODUCTS (SEP 2013)	10
3.08	ADHESIVES AND SEALANTS (AUG 2008)	10
3.09	BUILDING SHELL REQUIREMENTS (SEP 2013)	10
3.10	RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (JUN 2012)	10
3.11	QUALITY AND APPEARANCE OF BUILDING (JUN 2012)	11
3.12	VESTIBULES (APR 2011)	11
3.13	MEANS OF EGRESS (MAY 2015)	11
3.14	AUTOMATIC FIRE SPRINKLER SYSTEM (SEP 2013)	11
3.15	FIRE ALARM SYSTEM (SEP 2013)	12
3.16	ENERGY INDEPENDENCE AND SECURITY ACT (DEC 2011)	12
3.17	ELEVATORS (SEP 2013)	12
3.18	BUILDING DIRECTORY (APR 2011)	12
3.19	INTENTIONALLY DELETED	12
3.20	DEMOLITION (JUN 2012)	13
3.21	ACCESSIBILITY (FEB 2007)	13
3.22	CEILINGS (APR 2015)	13
3.23	EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SEP 2013)	13
3.24	DOORS: IDENTIFICATION (APR 2011)	13
3.25	WINDOWS (APR 2011)	13
3.26	PARTITIONS: GENERAL (APR 2015)	14
3.27	PARTITIONS: PERMANENT (APR 2015)	14
3.28	INSULATION: THERMAL, ACOUSTIC, AND HVAC (SEP 2013)	14
3.29	WALL FINISHES – SHELL (JUN 2012)	14
3.30	PAINTING – SHELL (JUN 2012)	14
3.31	FLOORS AND FLOOR LOAD (APR 2015)	14
3.32	FLOOR COVERING AND PERIMETERS – SHELL (SEP 2013)	14
3.33	MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)	15



3.34	BUILDING SYSTEMS (APR 2011)	15
3.35	ELECTRICAL (JUN 2012)	15
3.36	INTENTIONALLY DELETED	15
3.37	PLUMBING (JUN 2012)	15
3.38	DRINKING FOUNTAINS (APR 2011)	15
3.39	RESTROOMS (SEP 2013)	15
3.40	PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011)	16
3.41	JANITOR CLOSETS (JUN 2012)	16
3.42	HEATING, VENTILATION, AND AIR CONDITIONING - SHELL (SEP 2013)	16
3.43	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2000)	16
3.44	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012)	17
3.45	LIGHTING: INTERIOR AND PARKING - SHELL (SEP 2013)	17
3.46	ACOUSTICAL REQUIREMENTS (JUN 2012)	17
3.47	INTENTIONALLY DELETED	18
3.48	INTENTIONALLY DELETED	18
3.49	INTENTIONALLY DELETED	18
3.50	INTENTIONALLY DELETED	18
3.51	INTENTIONALLY DELETED	18
3.52	INTENTIONALLY DELETED	18
3.53	INTENTIONALLY DELETED	18
3.54	SYSTEMS COMMISSIONING (APR 2011)	18
3.55	INTENTIONALLY DELETED	18
3.56	INTENTIONALLY DELETED	18
SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES – APPLIES TO FUTURE IMPROVEMENTS		18
4.01	INTENTIONALLY DELETED	18
4.02	CONSTRUCTION DOCUMENTS (SEP 2012)	18
4.03	TENANT IMPROVEMENTS PRICE PROPOSAL (SEP 2013)	18
4.04	INTENTIONALLY DELETED	18
4.05	TENANT IMPROVEMENTS PRICING REQUIREMENTS (SEP 2013)	18
4.06	INTENTIONALLY DELETED	19
4.07	CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (APR 2011)	19
4.08	PROGRESS REPORTS (JUN 2012)	19
4.09	ACCESS BY THE GOVERNMENT PRIOR TO ACCEPTANCE (SEP 2013)	19
4.10	CONSTRUCTION INSPECTIONS (APR 2011)	19
4.11	ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (MAY 2015)	19
4.12	INTENTIONALLY DELETED	20
4.13	AS-BUILT DRAWINGS (JUN 2012)	20
4.14	LIQUIDATED DAMAGES (JUN 2012)	20
4.15	SEISMIC RETROFIT (SEP 2013)	20
4.16	LESSOR'S PROJECT MANAGEMENT FEE (SEP 2013)	20
SECTION 5 TENANT IMPROVEMENT COMPONENTS – APPLIES TO FUTURE IMPROVEMENTS		22
5.01	TENANT IMPROVEMENT REQUIREMENTS (SEP 2013)	22
5.02	FINISH SELECTIONS (JUN 2012)	22
5.03	WINDOW COVERINGS (JUN 2012)	22
5.04	DOORS: SUITE ENTRY (SEP 2013)	22
5.05	DOORS: INTERIOR (SEP 2013)	22
5.06	DOORS: HARDWARE (SEP 2013)	22
5.07	DOORS: IDENTIFICATION (JUN 2012)	22
5.08	PARTITIONS: SUBDIVIDING (SEP 2013)	23
5.09	WALL FINISHES (JUN 2012)	23
5.10	PAINTING – TI (SEP 2013)	23
5.11	FLOOR COVERINGS AND PERIMETERS (APR 2015)	23
5.12	HEATING AND AIR CONDITIONING (JUN 2012)	24
5.13	ELECTRICAL: DISTRIBUTION (JUN 2012)	24
5.14	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (JUN 2012)	24
5.15	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008)	25
5.16	DATA DISTRIBUTION (JUN 2012)	25
5.17	ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (JUN 2012)	25
5.18	LIGHTING: INTERIOR AND PARKING – TI (SEP 2013)	25
SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM		26
6.01	PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012)	26
6.02	UTILITIES (APR 2011)	26
6.03	INTENTIONALLY DELETED	26
6.04	UTILITY CONSUMPTION REPORTING (JUN 2012)	26
6.05	HEATING AND AIR CONDITIONING (SEP 2014)	26
6.06	OVERTIME HVAC USAGE (JUN 2012)	26

6.07	JANITORIAL SERVICES (JUN 2012).....	27
6.08	SELECTION OF CLEANING PRODUCTS (APR 2015) .....	27
6.09	SELECTION OF PAPER PRODUCTS (APR 2015).....	27
6.10	SNOW REMOVAL (APR 2011).....	27
6.11	MAINTENANCE AND TESTING OF SYSTEMS (SEP 2013) .....	28
6.12	MAINTENANCE OF PROVIDED FINISHES (SEP 2013) .....	28
6.13	INTENTIONALLY DELETED .....	28
6.14	ONSITE LESSOR MANAGEMENT (APR 2011).....	28
6.15	IDENTITY VERIFICATION OF PERSONNEL (SEP 2013) .....	28
6.16	SCHEDULE OF PERIODIC SERVICES (JUN 2012) .....	29
6.17	LANDSCAPING (JUN 2012) .....	29
6.18	LANDSCAPE MAINTENANCE (APR 2011) .....	29
6.19	RECYCLING (JUN 2012) .....	29
6.20	RANDOLPH-SHEPPARD COMPLIANCE (SEP 2013).....	29
6.21	INTENTIONALLY DELETED .....	30
6.22	INDOOR AIR QUALITY (SEP 2013).....	30
6.23	INTENTIONALLY DELETED .....	30
6.24	RADON IN AIR (SEP 2013) .....	30
6.25	INTENTIONALLY DELETED .....	31
6.26	HAZARDOUS MATERIALS (SEP 2013) .....	31
6.27	MOLD (SEP 2013) .....	31
6.28	OCCUPANT EMERGENCY PLANS (SEP 2013).....	32
6.29	INTENTIONALLY DELETED .....	32
SECTION 7 ADDITIONAL TERMS AND CONDITIONS.....		33
7.01	SECURITY STANDARDS (JUN 2012).....	33
7.02	MODIFIED PARAGRAPHS .....	33

## SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

### 1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:

A. Office and Related Space: 14,431 rentable square feet (RSF), yielding 13,479 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1<sup>st</sup> and 2<sup>nd</sup> floors and known as Suites 101, 103, and 215, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A-1 and as broken out as follows:

Block	Agency	RSF	ABOA SF
Block A	SSA Field Office	12,659	11,824
Block B	ODAR	1,772	1,655
<b>TOTALS</b>		<b>14,431</b>	<b>13,479</b>

B. Common Area Factor: The Common Area Factor (CAF) is established as 7.1 percent. This factor represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

### 1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: 2 surface/outside parking spaces as depicted on the plan attached hereto as Exhibit A-2, reserved for the exclusive use of the Government. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of such telecommunications equipment at all times during the term of this Lease.

### 1.03 RENT AND OTHER CONSIDERATION (APR 2015)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

BLOCKS A & B	9/13/2015 – 9/12/2018	9/13/2018 - 9/12/2020
Shell Rent <sup>1</sup>	(b) (4)	
Operating Costs		
Tenant Improvements <sup>2</sup>	TBD	\$0.00
<b>Total Annual Rent</b>	<b>\$428,923.48</b>	<b>\$428,923.48</b>

<sup>1</sup> Parking is included in the Shell Rental Rate

<sup>2</sup> The Tenant Improvement Allowance of up to \$100,000.00 may be expended (of which up to \$87,720.88 is to be allocated toward Block A and up to \$12,279.12 is to be allocated toward Block B) will be amortized at a rate of (b) (4) per annum over the remainder of the firm term after TIs are accepted.

B. SUB-PARAGRAPH INTENTIONALLY DELETED

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. SUB-PARAGRAPH INTENTIONALLY DELETED

E. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.



F. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.

G. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

H. Parking is valued at a rate of \$(b) (4) parking space per month (surface/outside), and is included in the Shell Rent.

#### 1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. DTZ AMERICAS, INC. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is (b) (4) and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. The entirety of the Commission, (b) (4) will be payable to DTZ AMERICAS, INC.

B. SUB-PARAGRAPH INTENTIONALLY DELETED

#### 1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after September 12, 2018 by providing not less than 120 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

#### 1.06 INTENTIONALLY DELETED

#### 1.07 DOCUMENTS INCORPORATED IN THE LEASE (SEP 2013)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	2	A-1
PARKING PLAN(S)	1	A-2
Agency's Special Requirements, Social Security Administration Field Office, Dated 3/4/2014	132	A
Agency Specific Requirements – Social Security Administration Office of Disability Adjudication and Review, Dated 4/1/2014	101	B
SECURITY REQUIREMENTS	6	C
GSA FORM 3517B GENERAL CLAUSES	47	D
GSA Form 3518-SAM, Addendum to System for Award Management (SAM) Representations and Certifications (Acquisitions of Leasehold Interests in Real Property)	2	E
SEISMIC FORM A	1	F

#### 1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$100,000.00. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of (b) (4)

#### 1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2013)

A. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term.

B. The Government may elect to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the

TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

C. If it is anticipated that the Government will spend more than the allowance identified above, the Government may elect to:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;
3. Negotiate an increase in the rent.

#### 1.10 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES ( \$ PER ABOA SF OR % OF TI CONSTRUCTION COSTS)	(b) (4)
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	

1.11 INTENTIONALLY DELETED

1.12 INTENTIONALLY DELETED

#### 1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 54.06 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 14,431 RSF by the total Building space of 26,693 RSF.

#### 1.14 REAL ESTATE TAX BASE (SEP 2013)

The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease is \$20,103.29 for the leased space. Tax adjustments shall not occur until the tax year following lease commencement has passed. The tax account number is (b) (6)

#### 1.15 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be (b) (4)

#### 1.16 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$1.00 per ABOA SF of Space vacated by the Government.

#### 1.17 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- \$ 20.00 per hour for the entire Space.

1.18 INTENTIONALLY DELETED

#### 1.19 BUILDING IMPROVEMENTS (SEP 2012)

As part of the Tenant Improvements, the Lessor shall complete the following additional Building improvements:

- A. Addition of entrance to reception area to meet applicable Fire Protection and Life Safety Codes

1.20 INTENTIONALLY DELETED

## SECTION 2 GENERAL TERMS, CONDITIONS, AND STANDARDS

### 2.01 DEFINITIONS AND GENERAL TERMS (SEP 2013)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

- A. Appurtenant Areas. Appurtenant Areas are defined as those areas and facilities on the Property that are not located within the Premises, but for which rights are expressly granted under this Lease, or for which rights to use are reasonably necessary or reasonably anticipated with respect to the Government's enjoyment of the Premises and express appurtenant rights.
- B. Broker. If GSA awarded this Lease using a contract real estate broker, Broker shall refer to GSA's broker.
- C. Building. The building(s) situated on the Property in which the Premises are located shall be referred to as the Building(s).
- D. Commission Credit. If GSA awarded this Lease using a Broker, and the Broker agreed to forego a percentage of its commission to which it is entitled in connection with the award of this Lease, the amount of this credit is referred to as the Commission Credit.
- E. Common Area Factor (CAF). The Common Area Factor (CAF) is a conversion factor determined by the Building owner and applied by the owner to the ABOA SF to determine the RSF for the leased Space. The CAF is expressed as a percentage of the difference between the amount of rentable SF and ABOA SF, divided by the ABOA SF. For example 11,500 RSF and 10,000 ABOA SF will have a CAF of 15%  $[(11,500 \text{ RSF} - 10,000 \text{ ABOA SF}) / 10,000 \text{ ABOA SF}]$ . For the purposes of this Lease, the CAF shall be determined in accordance with the applicable ANSI/BOMA standard for the type of space to which the CAF shall apply.
- F. Contract. Contract and contractor means Lease and Lessor, respectively.
- G. Days. All references to "day" or "days" in this Lease shall mean calendar days, unless specified otherwise.
- H. FAR/GSAR. All references to the FAR shall be understood to mean the Federal Acquisition Regulation, codified at 48 CFR Chapter 1. All references to the GSAR shall be understood to mean the GSA supplement to the FAR, codified at 48 CFR Chapter 5.
- I. Firm Term/Non-Firm Term. The Firm Term is that part of the Lease term that is not subject to termination rights. The Non-Firm Term is that part of the Lease term following the end of the Firm Term.
- J. Lease Term Commencement Date. The Lease Term Commencement Date means the date on which the lease term commences.
- K. Lease Award Date. The Lease Award Date means the date of execution of the Lease by the LCO and the mailing or otherwise furnishing written notification of the executed Lease to the successful Offeror (and on which the parties' obligations under the Lease begin).
- L. Premises. The Premises are defined as the total Office Area or other type of Space, together with all associated common areas, described in Section 1 of this Lease, and delineated by plan in the attached exhibit. Parking and other areas to which the Government has rights under this Lease are not included in the Premises.
- M. Property. The Property is defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas) to which the Government is granted rights.
- N. Rentable Space or Rentable Square Feet (RSF). Rentable Space is the area for which a tenant is charged rent. It is determined by the Building owner and may vary by city or by building within the same city. The Rentable Space may include a share of Building support/common areas such as elevator lobbies, Building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The Rentable Space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts. Rentable Square Feet is calculated using the following formula for each type of Space (e.g., office, warehouse, etc.) included in the Premises:  $\text{ABOA SF of Space} \times (1 + \text{CAF}) = \text{RSF}$ .
- O. Space. The Space shall refer to that part of the Premises to which the Government has exclusive use, such as Office Area, or other type of Space. Parking areas to which the Government has rights under this Lease are not included in the Space.
- P. Office Area. For the purposes of this Lease, Space shall be measured in accordance with the standard (Z65.1-1996) provided by American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) for Office Area, which means "the area where a tenant normally houses personnel and/or furniture, for which a measurement is to be computed." References to ABOA mean ANSI/BOMA Office Area.
- Q. Working Days. Working Days shall mean weekdays, excluding Saturdays and Sundays and Federal holidays.

### 2.02 AUTHORIZED REPRESENTATIVES (JUN 2012)

The signatories to this Lease shall have full authority to bind their respective principals with regard to all matters relating to this Lease. No other persons shall be understood to have any authority to bind their respective principals, except to the extent that such authority may be explicitly



delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its Lease Contracting Officer (LCO) by notice, without an express delegation by the prior LCO.

#### **2.03 ALTERATIONS REQUESTED BY THE GOVERNMENT (SEP 2013)**

A. The Government may request the Lessor to provide alterations during the term of the Lease. Alterations will be ordered by issuance of a Lease Amendment, GSA Form 300, Order for Supplies or Services, or, when specifically authorized to do so by the LCO, a tenant agency-approved form. The GSAM clause, 552.270-31, Prompt Payment, including its invoice requirements, shall apply to orders for alterations. All orders are subject to the terms and conditions of this Lease and may be placed by the LCO or a warranted contracting officer's representative (COR) in GSA or the tenant agency when specifically authorized to do so by the Lease Contracting Officer, subject to the threshold limitation below.

B. Orders for alterations issued by an authorized COR are limited to no more than \$150,000 (LCOs are not subject to this threshold). This threshold will change according to future adjustments of the simplified acquisition threshold (see FAR 2.101). The LCO will provide the Lessor with a list of tenant agency officials authorized to place orders and will specify any limitations on the authority delegated to tenant agency officials. The tenant agency officials are not authorized to deal with the Lessor on any other matters.

C. Payments for alterations ordered by the tenant agency under the authorization described in sub-paragraph B will be made directly by the tenant agency placing the order.

#### **2.04 WAIVER OF RESTORATION (APR 2011)**

The Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

#### **2.05 PAYMENT OF BROKER (JUL 2011)**

If GSA awarded the Lease through its Broker, the Lessor shall pay GSA's Broker its portion of the commission one half upon Lease award and the remaining half upon acceptance of the Space. "Its portion of the commission" means the agreed-upon commission to GSA's Broker minus the Commission Credit specified in the Lease or Lease Amendment.

#### **2.06 CHANGE OF OWNERSHIP (APR 2015)**

A. If during the term of the Lease, title to the Property is transferred, the Lease is assigned, or the Lessor changes its legal name, the Lessor and its successor shall comply with the requirements of FAR Subpart 42.12. If title is transferred, the Lessor shall notify the Government within five days of the transfer of title.

B. The Government and the Lessor may execute a Change of Name Agreement if the Lessor is changing only its legal name, and the Government's and the Lessor's respective rights and obligations remain unaffected. A sample form is found at FAR 42.1205.

C. If title to the Property is transferred, or the Lease is assigned, the Government, the original Lessor (Transferor), and the new owner or assignee (Transferee) shall execute a Novation Agreement providing for the transfer of Transferor's rights and obligations under the Lease to the Transferee. When executed on behalf of the Government, a Novation Agreement will be made part of the Lease via Lease Amendment.

D. In addition to all documents required by FAR 42.1204, the LCO may request additional information (e.g., copy of the deed, bill of sale, certificate of merger, contract, court decree, articles of incorporation, operation agreement, partnership certificate of good standing, etc.) from the Transferor or Transferee to verify the parties' representations regarding the transfer, and to determine whether the transfer of the Lease is in the Government's interest.

E. If the LCO determines that recognizing the Transferee as the Lessor will not be in the Government's interest, the Transferor shall remain fully liable to the Government for the Transferee's performance of obligations under the Lease, notwithstanding the transfer. Under no condition shall the Government be obligated to release the Transferor of obligations prior to (a) the rent commencement date; and (b) any amounts due and owing to the Government under the Lease have been paid in full or completely set off against the rental payments due under the Lease.

F. As a condition for being recognized as the Lessor and entitlement to receiving rent, the Transferee must register in the System for Award Management (SAM) (See FAR 52.232-33), and complete and sign GSA Form 3518-SAM, Addendum to System for Award Management (SAM) Representations and Certifications (Acquisition of Leasehold Interests in Real Property).

G. If title to the Property is transferred, or the Lease is assigned, rent shall continue to accrue, subject to the Government's rights as provided for in this Lease. However, the Government's obligation to pay rent to the Transferee shall be suspended until the Government has received all information reasonably required by the LCO under sub-paragraph D, the Government has determined that recognizing the Transferee as the Lessor is in the Government's interest (which determination will be prompt and not unreasonably withheld), and the Transferee has met all conditions specified in sub-paragraph F. So long as any delays in effecting the recognition of Transferee as Lessor are not the responsibility of the Government, no interest shall accrue on suspended rent.

## 2.07 REAL ESTATE TAX ADJUSTMENT (JUN 2012)

A. Purpose: This paragraph provides for adjustment in the rent (tax adjustment) to account for increases or decreases in Real Estate Taxes for the Property after the establishment of the Real Estate Tax Base, as those terms are defined herein. Tax adjustments shall be calculated in accordance with this paragraph.

B. Definitions: The following definitions apply to the use of the terms within this paragraph:

Property is defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas to which the Government is granted rights).

Real Estate Taxes are those taxes that are levied upon the owners of real property by a Taxing Authority (as hereinafter defined) of a state or local Government on an ad valorem basis to raise general revenue for funding the provision of government services. The term excludes, without limitation, special assessments for specific purposes, assessments for business improvement districts, and/or community development assessments.

Taxing Authority is a state, commonwealth, territory, county, city, parish, or political subdivision thereof, authorized by law to levy, assess, and collect Real Estate Taxes.

Tax Year refers to the 12-month period adopted by a Taxing Authority as its fiscal year for assessing Real Estate Taxes on an annual basis.

Tax Abatement is an authorized reduction in the Lessor's liability for Real Estate Taxes below that determined by applying the generally applicable real estate tax rate to the Fully Assessed (as hereinafter defined) valuation of the Property.

Unadjusted Real Estate Taxes are the full amount of Real Estate Taxes that would be assessed for the Property for one full Tax Year without regard to the Lessor's entitlement to any Tax Abatements (except if such Tax Abatement came into effect after the date of award of the Lease), and not including any late charges, interest or penalties. If a Tax Abatement comes into effect after the date of award of the Lease, "unadjusted Real Estate Taxes" are the full amount of Real Estate Taxes assessed for the Property for one full Tax Year, less the amount of such Tax Abatement, and not including any late charges, interest, or penalties.

Real Estate Tax Base is the unadjusted Real Estate Taxes for the first full Tax Year following the commencement of the Lease term. If the Real Estate Taxes for that Tax Year are not based upon a Full Assessment of the Property, then the Real Estate Tax Base shall be the Unadjusted Real Estate Taxes for the Property for the first full Tax Year for which the Real Estate Taxes are based upon a Full Assessment. Such first full Tax Year may be hereinafter referred to as the Tax Base Year. Alternatively, the Real Estate Tax Base may be an amount negotiated by the parties that reflects an agreed upon base for a Fully Assessed value of the Property.

The Property is deemed to be Fully Assessed (and Real Estate Taxes are deemed to be based on a Full Assessment) only when a Taxing Authority has, for the purpose of determining the Lessor's liability for Real Estate Taxes, determined a value for the Property taking into account the value of all improvements contemplated for the Property pursuant to the Lease, and issued to the Lessor a tax bill or other notice of levy wherein the Real Estate Taxes for the full Tax Year are based upon such Full Assessment. At no time prior to the issuance of such a bill or notice shall the Property be deemed Fully Assessed.

Percentage of Occupancy refers to that portion of the Property exclusively occupied or used by the Government pursuant to the Lease. For Buildings, the Percentage of Occupancy is determined by calculating the ratio of the RSF occupied by the Government pursuant to the Lease to the total RSF in the Building or Buildings so occupied, and shall not take into account the Government's ancillary rights including, but not limited to, parking or roof space for antennas (unless facilities for such ancillary rights are separately assessed). This percentage shall be subject to adjustment to take into account increases or decreases for Space leased by the Government or for rentable space on the Property.

C. Adjustment for changes in Real Estate Taxes. After the Property is Fully Assessed, the Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of increases or decreases to be referred to herein as "tax adjustment." The amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base, less the portion of such difference not paid due to a Tax Abatement (except if a Tax Abatement comes into effect after the date of award of the Lease). If a Tax Abatement comes into effect after the date of award of the Lease, the amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base. The Government shall pay the tax adjustment in a single annual lump sum payment to the Lessor. In the event that this tax adjustment results in a credit owed to the Government, the Government may elect to receive payment in the form of a rental credit or lump sum payment.

If the Property contains more than one separately assessed parcel, then more than one tax adjustment shall be determined based upon the Percentage of Occupancy, Real Estate Tax Base, and Real Estate Taxes for each respective parcel.

After commencement of the Lease term, the Lessor shall provide to the LCO copies of all real estate tax bills for the Property, all documentation of Tax Abatements, credits, or refunds, if any, and all notices which may affect the assessed valuation of the Property, for the Tax Year prior to the commencement of the Lease Term, and all such documentation for every year following. Lessor acknowledges that the LCO shall rely on the completeness and accuracy of these submissions in order to establish the Real Estate Tax Base and to determine tax adjustments. The LCO may memorialize the establishment of the Real Estate Tax Base by issuing a unilateral administrative lease amendment indicating the base year, the amount of the Real Estate Tax Base, and the Government's Percentage of Occupancy.

The Real Estate Tax Base is subject to adjustment when increases or decreases to Real Estate Taxes in any Tax Year are attributable to (a) improvements or renovations to the Property not required by this Lease, or (b) changes in net operating income for the Property not derived from this Lease. If either condition results in a change to the Real Estate Taxes, the LCO may re-establish the Real Estate Tax Base as the Unadjusted Real



Estate Taxes for the Tax Year the Property is reassessed under such condition, less the amount by which the Unadjusted Real Estate Taxes for the Tax Year prior to reassessment exceeds the prior Real Estate Tax Base.

If this Lease includes any options to renew the term of the Lease, or be otherwise extended, the Real Estate Tax Base for determining tax adjustments during the renewal term or extension shall be the last Real Estate Tax Base established during the base term of the Lease.

If any Real Estate Taxes for the Property are retroactively reduced by a Taxing Authority during the term of the Lease, the Government shall be entitled to a proportional share of any tax refunds to which the Lessor is entitled, calculated in accordance with this Paragraph. Lessor acknowledges that it has an affirmative duty to disclose to the Government any decreases in the Real Estate Taxes paid for the Property during the term of the Lease. Lessor shall annually provide to the LCO all relevant tax records for determining whether a tax adjustment is due, irrespective of whether it seeks an adjustment in any Tax Year.

If the Lease terminates before the end of a Tax Year, or if rent has been suspended, payment for the real estate tax increase due because of this section for the Tax Year will be prorated based on the number of days that the Lease and the rent were in effect. Any credit due the Government after the expiration or earlier termination of the Lease shall be made by a lump sum payment to the Government or as a rental credit to any succeeding Lease, as determined in the LCO's sole discretion. Lessor shall remit any lump sum payment to the Government within 15 calendar days of payment or credit by the Taxing Authority to Lessor or Lessor's designee. If the credit due to the Government is not paid by the due date, interest shall accrue on the late payment at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978, as amended (41 USC § 611), that is in effect on the day after the due date. The interest penalty shall accrue daily on the amount of the credit and shall be compounded in 30-day increments inclusive from the first day after the due date through the payment date. The Government shall have the right to pursue the outstanding balance of any tax credit using all such collection methods as are available to the United States to collect debts. Such collection rights shall survive the expiration of this Lease.

In order to obtain a tax adjustment, the Lessor shall furnish the LCO with copies of all paid tax receipts, or other similar evidence of payment acceptable to the LCO, and a proper invoice (as described in GSA Form 3517, General Clauses, 552.270-31, Prompt Payment) for the requested tax adjustment, including the calculation thereof. All such documents must be received by the LCO within 60 calendar days after the last date the real estate tax payment is due from the Lessor to the Taxing Authority without payment of penalty or interest. FAILURE TO SUBMIT THE PROPER INVOICE AND EVIDENCE OF PAYMENT WITHIN SUCH TIME FRAME SHALL CONSTITUTE A WAIVER OF THE LESSOR'S RIGHT TO RECEIVE A TAX ADJUSTMENT PURSUANT TO THIS PARAGRAPH FOR THE TAX YEAR AFFECTED.

**Tax Appeals.** If the Government occupies more than 50 percent of the Building by virtue of this and any other Government Lease(s), the Government may, upon reasonable notice, direct the Lessor to initiate a tax appeal, or the Government may elect to contest the assessed valuation on its own behalf or jointly on behalf of Government and the Lessor. If the Government elects to contest the assessed valuation on its own behalf or on behalf of the Government and the Lessor, the Lessor shall cooperate fully with this effort, including, without limitation, furnishing to the Government information necessary to contest the assessed valuation in accordance with the filing requirements of the Taxing Authority, executing documents, providing documentary and testimonial evidence, and verifying the accuracy and completeness of records. If the Lessor initiates an appeal at the direction of the Government, the Government shall have the right to approve the selection of counsel who shall represent the Lessor with regard to such appeal, which approval shall not be unreasonably withheld, conditioned or delayed, and the Lessor shall be entitled to a credit in the amount of its reasonable expenses in pursuing the appeal.

## **2.08 ADJUSTMENT FOR VACANT PREMISES (SEP 2013)**

A. If the Government fails to occupy any portion of the leased Premises or vacates the Premises in whole or in part prior to expiration of the term of the Lease, the rental rate and the base for operating cost adjustments will be reduced.

B. If no rate reduction has been established in this Lease, the rate will be reduced by that portion of the costs per ABOA SF of operating expenses not required to maintain the Space. Said reduction shall occur after the Government gives 30 calendar days' prior notice to the Lessor and shall continue in effect until the Government occupies the vacant Premises or the Lease expires or is terminated.

## **2.09 OPERATING COSTS ADJUSTMENT (JUN 2012)**

A. Beginning with the second year of the Lease and each year thereafter, the Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy.

B. The amount of adjustment will be determined by multiplying the base rate by the annual percent of change in the Cost of Living Index. The percent change will be computed by comparing the index figure published for the month prior to the Lease Term Commencement Date with the index figure published for the month prior which begins each successive 12-month period. For example, a Lease which commences in June of 2005 would use the index published for May of 2005, and that figure would be compared with the index published for May of 2006, May of 2007, and so on, to determine the percent change. The Cost of Living Index will be measured by the Department of Labor revised Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), U.S. city average, all items, (1982 to 1984 = 100) published by the Bureau of Labor Statistics. Payment will be made with the monthly installment of fixed rent. Rental adjustments will be effective on the anniversary date of the Lease; however, payment of the adjusted rental rate will become due on the first workday of the second month following the publication of the Cost of Living Index for the month prior to the commencement of each 12-month period.

C. In the event of any decreases in the Cost of Living Index occurring during the term of the occupancy under the Lease, the rental amount will be reduced accordingly. The amount of such reductions will be determined in the same manner as increases in rent provided under this paragraph.

D. If the Government exercises an option to extend the Lease term at the same rate as that of the original term, the option price will be based on the adjustment during the original term. Annual adjustments will continue.



**2.10 ADDITIONAL POST-AWARD FINANCIAL AND TECHNICAL DELIVERABLES (JUN 2012)**

A. If the Lessor is a HUBZone small business concern (SBC) that did not waive the price evaluation preference, the Lessor shall provide a certification within 10 days after Lease award to the LCO (or representative designated by the LCO) that the Lessor was an eligible HUBZone SBC on the date of award. If it is determined within 20 days after award that a HUBZone SBC Offeror that has been awarded the Lease was not an eligible HUBZone SBC at the time of award, and the HUBZone SBC Lessor failed to provide the LCO with information regarding a change to its HUBZone eligibility prior to award, then the Lease shall be subject, at the LCO's discretion, to termination, and the Government will be relieved of all obligations to the Lessor in such an event and not be liable to the Lessor for any costs, claims or damages of any nature whatsoever.

B. Within 15 days after Lease award, the Lessor shall provide to the LCO (or representative designated by the LCO) evidence of:

1. A firm commitment of funds in an amount sufficient to perform the work.
2. The names of at least two proposed construction contractors, as well as evidence of the contractors' experience, competency, and performance capabilities with construction similar in scope to that which is required herein.
3. The license or certification to practice in the state where the Building is located from the individual(s) and/or firm(s) providing architectural and engineering design services.

C. The Government shall have the right to withhold approval of design intent drawings (DIDs) until the conditions specified in sub-paragraphs A and B have been satisfied.

D. Within ten (10) calendar days after the LCO issues the Notice To Proceed (NTP) for TI construction, the Lessor shall provide to the LCO evidence of:

1. Award of a construction contract for TIs with a firm completion date. This date must be in accordance with the construction schedule for TIs as described in the "Schedule for Completion of Space" paragraph of this Lease.
2. Issuance of required permits for construction of the TIs.

**2.11 INTENTIONALLY DELETED**

## SECTION 3 CONSTRUCTION STANDARDS AND SHELL COMPONENTS

### 3.01 INTENTIONALLY DELETED

### 3.02 WORK PERFORMANCE (JUN 2012)

All work in performance of this Lease shall be done by skilled workers or mechanics and shall be acceptable to the LCO. The LCO may reject the Lessor's workers 1) if such are unlicensed, unskilled, or otherwise incompetent, or 2) if such have demonstrated a history of either untimely or otherwise unacceptable performance in connection with work carried out in conjunction with either this contract or other government or private contracts.

### 3.03 RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (SEP 2013)

A. The Lessor shall comply to the extent feasible with the Resource Conservation and Recovery Act (RCRA), Section 6002, 1976. The Lessor shall use recycled content products as indicated in this Lease and as designated by the U.S. Environmental Protection Agency (EPA) in the Comprehensive Procurement Guidelines (CPG), 40 CFR Part 247, and its accompanying Recovered Materials Advisory Notice (RMAN). The CPG lists the designated recycled content products. EPA also provides recommended levels of recycled content for these products. The list of designated products, EPA's recommendations, and lists of manufacturers and suppliers of the products can be found at <http://www.epa.gov/cpg>.

B. The Lessor, if unable to comply with both the CPG and RMAN lists, shall submit a Request for Waiver for each material to the LCO with the TI pricing submittal. The request for waiver shall be based on the following criteria:

1. The cost of the recommended product is unreasonable.
2. Inadequate competition exists.
3. Items are not available within a reasonable period.
4. Items do not meet Lease performance standards.

### 3.04 ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (SEP 2013)

A. The Lessor shall use environmentally preferable products and materials. The Lessor is encouraged to consider the lifecycle analysis of the product in addition to the initial cost.

B. Refer to EPA's environmentally preferable purchasing Web site, [www.epa.gov/epp](http://www.epa.gov/epp) and USDA Bio-Preferred products Web site [www.biopreferred.gov](http://www.biopreferred.gov). In general, environmentally preferable products and materials do one or more of the following:

1. Contain recycled material, are bio-based, are rapidly renewable (10-year or shorter growth cycle), or have other positive environmental attributes.
2. Minimize the consumption of resources, energy, and water.
3. Prevent the creation of solid waste, air pollution, or water pollution.
4. Promote the use of nontoxic substances and avoid toxic materials or processes.

C. The Lessor is encouraged to use products that are extracted and manufactured regionally.

### 3.05 EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (JUN 2012)

A. Items and materials existing in the Premises, or to be removed from the Premises during the demolition phase, are eligible for reuse in the construction phase of the project. The reuse of items and materials is preferable to recycling them; however, items considered for reuse shall be in re-furnished condition and shall meet the quality standards set forth by the Government in this Lease. In the absence of definitive quality standards, the Lessor is responsible to confirm that the quality of the item(s) in question shall meet or exceed accepted industry or trade standards for first quality commercial grade applications.

B. The Lessor shall submit a reuse plan to the LCO. The Government will not pay for existing fixtures and other TIs accepted in place. However, the Government will reimburse the Lessor, as part of the TIA, the costs to repair or improve such fixtures or improvements identified on the reuse plan and approved by the LCO.

### 3.06 CONSTRUCTION WASTE MANAGEMENT (SEP 2008)

A. Recycling construction waste is mandatory for initial space alterations for TIs and subsequent alterations under the Lease.

B. Recycling construction waste means providing all services necessary to furnish construction materials or wastes to organizations which will employ these materials or wastes in the production of new materials. Recycling includes required labor and equipment necessary to separate individual materials from the assemblies of which they form a part.

C. SUBMITTAL REQUIREMENT: Refer to the Green Lease Submittals paragraph of the Lease.

D. The Lessor shall recycle the following items during both the demolition and construction phases of the project, subject to economic evaluation and feasibility:

1. Ceiling grid and tile
2. Light fixtures, including proper disposal of any transformers, ballasts, and fluorescent light bulbs
3. Duct work and HVAC equipment
4. Wiring and electrical equipment
5. Aluminum and/or steel doors and frames
6. Hardware
7. Drywall
8. Steel studs
9. Carpet, carpet backing, and carpet padding
10. Wood
11. Insulation
12. Cardboard packaging
13. Pallets
14. Windows and glazing materials
15. All miscellaneous metals (as in steel support frames for filing equipment)
16. All other finish and construction materials.

E. If any waste materials encountered during the demolition or construction phase are found to contain lead, asbestos, polychlorinated biphenyls (PCBs) (such as fluorescent lamp ballasts), or other harmful substances, they shall be handled and removed in accordance with Federal and state laws and requirements concerning hazardous waste.

F. In addition to providing "one time" removal and recycling of large scale demolition items such as carpeting or drywall, the Lessor shall provide continuous facilities for the recycling of incidental construction waste during the initial construction.

G. Construction materials recycling records shall be maintained by the Lessor and shall be accessible to the LCO. Records shall include materials recycled or land-filled, quantity, date, and identification of hazardous wastes.

### 3.07 WOOD PRODUCTS (SEP 2013)

A. For all new installations of wood products, the Lessor is encouraged to use independently certified forest products. For information on certification and certified wood products, refer to the Forest Certification Resource Center ([www.certifiedwood.org](http://www.certifiedwood.org)), the Forest Stewardship Council United States ([www.fscus.org](http://www.fscus.org)), or the Sustainable Forestry Initiative ([www.sfioprograms.org](http://www.sfioprograms.org)).

B. New installations of wood products used under this contract shall not contain wood from endangered wood species, as listed by the Convention on International Trade in Endangered Species. The list of species can be found at [WWW.CITES.ORG/ENG/RESOURCES/SPECIES.HTML](http://WWW.CITES.ORG/ENG/RESOURCES/SPECIES.HTML).

C. Particle board, strawboard, and plywood materials shall comply with Department of Housing and Urban Development (HUD) standards for formaldehyde emission controls. Plywood materials shall not emit formaldehyde in excess of 0.2 parts per million (ppm), and particleboard materials shall not emit formaldehyde in excess of 0.3 ppm.

D. All materials comprised of combustible substances, such as wood plywood and wood boards, shall be treated with fire retardant chemicals by a pressure impregnation process or other methods that treats the materials throughout as opposed to surface treatment.

### 3.08 ADHESIVES AND SEALANTS (AUG 2008)

All adhesives employed on this project (including, but not limited to, adhesives for carpet, carpet tile, plastic laminate, wall coverings, adhesives for wood, or sealants) shall be those with the lowest possible volatile organic compounds (VOC) content below 20 grams per liter and which meet the requirements of the manufacturer of the products adhered or involved. The Lessor shall use adhesives and sealants with no formaldehyde or heavy metals. Adhesives and other materials used for the installation of carpets shall be limited to those having a flash point of 140 degrees F or higher.

### 3.09 BUILDING SHELL REQUIREMENTS (SEP 2013)

A. The Building Shell shall be designed, constructed, and maintained in accordance with the standards set forth herein and completed prior to acceptance of Space. For pricing, fulfillment of all requirements not specifically designated as TIs, Building Specific Amortized Capital, Operating Costs, or other rent components as indicated shall be deemed included in the Shell Rent.

B. Base structure and Building enclosure components shall be complete. All common areas accessible by the Government, such as lobbies, fire egress corridors and stairwells, elevators, garages, and service areas, shall be complete. Restrooms shall be complete and operational. All newly installed Building shell components, including but not limited to, heating, ventilation, and air conditioning (HVAC), electrical, ceilings, sprinklers, etc., shall be furnished, installed, and coordinated with TIs. Circulation corridors are provided as part of the base Building only on multi-tenanted floors where the corridor is common to more than one tenant. On single tenant floors, only the fire egress corridor(s) necessary to meet code is provided as part of the shell.

### 3.10 RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (JUN 2012)

A. The Lessor shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by the Lessor under this contract. The Lessor shall, without additional compensation, correct or revise any errors or deficiencies in its designs, drawings, specifications, or other services.



B. THE LESSOR REMAINS SOLELY RESPONSIBLE FOR DESIGNING, CONSTRUCTING, OPERATING, AND MAINTAINING THE LEASED PREMISES IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE LEASE. The Government retains the right to review and approve many aspects of the Lessor's design, including without limitation, review of the Lessor's design and construction drawings, shop drawings, product data, finish samples, and completed base building and TI construction. Such review and approval is intended to identify potential design flaws, to minimize costly misdirection of effort, and to assist the Lessor in its effort to monitor whether such design and construction comply with applicable laws and satisfy all Lease requirements.

C. Neither the Government's review, approval or acceptance of, nor payment through rent of the services required under this contract, shall be construed to operate as a waiver of any rights under this contract or of any cause of action arising out of the performance of this contract, and the Lessor shall be and remain liable to the Government in accordance with applicable law for all damages to the Government caused by the Lessor's negligent performance of any of the services required under this Lease.

D. Design and construction and performance information is contained throughout several of the documents which comprise this Lease. The Lessor shall provide to space planners, architects, engineers, construction contractors, etc., all information required whether it is found in this Lease, special requirements and attachments, price lists, or design intent drawings. Reliance upon one of these documents to the exclusion of any other may result in an incomplete understanding of the scope of the work to be performed and/or services to be provided.

### 3.11 QUALITY AND APPEARANCE OF BUILDING (JUN 2012)

The Building in which the Premises are located shall be designed, built and maintained in good condition and in accordance with the Lease requirements. If not new or recent construction, the Building shall have undergone by occupancy, modernization, or adaptive reuse for office space with modern conveniences. The Building shall be compatible with its surroundings. Overall, the Building shall project a professional and aesthetically pleasing appearance including an attractive front and entrance way.

### 3.12 VESTIBULES (APR 2011)

A. Vestibules shall be provided at public entrances and exits wherever weather conditions and heat loss are important factors for consideration. This space shall not be calculated in the net ANSI/BOMA office area square feet. In the event of negative air pressure conditions, provisions shall be made for equalizing air pressure.

B. The Lessor shall provide permanent entryway systems (such as grilles or grates) to control dirt and particulates from entering the Building at all primary exterior entryways.

### 3.13 MEANS OF EGRESS (MAY 2015)

A. Prior to occupancy, the Premises and any parking garage areas shall meet or will be upgraded to meet, either the applicable egress requirements in the National Fire Protection Association, Life Safety Code (NFPA 101), or the International Code Council, International Building Code (IBC), each current as of the Lease Award Date, or use an alternative approach or method that achieves an equivalent level of safety deemed acceptable by the Government.

B. The Space shall have unrestricted access to a minimum of two remote exits on each floor of Government occupancy.

C. Interlocking or scissor stairs located on the floor(s) where Space is located shall only count as one exit stair.

D. A fire escape located on the floor(s) where Space is located shall not be counted as an approved exit stair.

E. Doors shall not be locked in the direction of egress unless equipped with special locking hardware in accordance with requirements of NFPA 101 or the IBC.

### 3.14 AUTOMATIC FIRE SPRINKLER SYSTEM (SEP 2013)

A. Any portion of the Space located below-grade, including parking garage areas, and all areas in a Building referred to as "hazardous areas" (defined in National Fire Protection Association (NFPA) 101) that are located within the entire Building (including non-Government areas) shall be protected by an automatic fire sprinkler system or an equivalent level of safety.

B. For Buildings in which any portion of the Space is on or above the sixth floor, then, at a minimum, the Building up to and including the highest floor of Government occupancy shall be protected by an automatic fire sprinkler system or an equivalent level of safety.

C. For Buildings in which any portion of the Space is on or above the sixth floor, and lease of the Space will result, either individually or in combination with other Government Leases in the Building, in the Government leasing 35,000 or more ANSI/BOMA Office Area SF of Space in the Building, then the entire Building shall be protected throughout by an automatic fire sprinkler system or an equivalent level of safety.

D. Automatic fire sprinkler system(s) shall be installed in accordance with the requirements of NFPA 13, Standard for the Installation of Sprinkler Systems that was in effect on the actual date of installation.

E. Automatic fire sprinkler system(s) shall be maintained in accordance with the requirements of NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-based Fire Protection Systems (current as of the Lease Award Date).

F. "Equivalent level of safety" means an alternative design or system (which may include automatic fire sprinkler systems), based upon fire protection engineering analysis, which achieves a level of safety equal to or greater than that provided by automatic fire sprinkler systems.

### 3.15 FIRE ALARM SYSTEM (SEP 2013)

- A. A Building-wide fire alarm system shall be installed in the entire Building in which any portion of the Space is located on the 3<sup>rd</sup> floor or higher.
- B. The fire alarm system shall be installed in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code, that was in effect on the actual date of installation.
- C. The fire alarm system shall be maintained in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code (current as of the Lease Award Date).
- D. The fire alarm system shall transmit all fire alarm signals to the local fire department via any of the following means: directly to the local fire department, to the (911) public communications center, to a central station, to a remote supervising station, or to a proprietary supervising station.
- E. If the Building's fire alarm control unit is over 25 years old as of the date of award of this Lease, Lessor shall install a new fire alarm system in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code (current as of the Lease Award Date), prior to Government acceptance and occupancy of the Space.
- F. Lessor is responsible for ordering and maintaining a separate phone line for the building fire alarm system.

### 3.16 ENERGY INDEPENDENCE AND SECURITY ACT (DEC 2011)

- A. The Energy Independence and Security Act (EISA) establishes the following requirements for Government Leases in Buildings that have not earned the ENERGY STAR® Label conferred by the Environmental Protection Agency (EPA) within one year prior to the due date for final proposal revisions ("most recent year").
- B. If this Lease was awarded under any of EISA's Section 435 statutory exceptions, the Lessor shall either:
1. Earn the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); or
  2. Complete energy efficiency and conservation improvements if any, agreed to by Lessor in lieu of earning the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease).
- C. If this Lease was awarded to a Building to be built or to a Building predominantly vacant as of the due date for final proposal revisions and was unable to earn the ENERGY STAR® label for the most recent year (as defined above) due to insufficient occupancy, but was able to demonstrate sufficient evidence of capability to earn the ENERGY STAR® label, then Lessor must earn the ENERGY STAR® label within 18 months after occupancy by the Government.

### 3.17 ELEVATORS (SEP 2013)

- A. The Lessor shall provide suitable passenger and, when required by the Government, freight elevator service to any of the Premises not having ground level access. Service shall be available during the normal hours of operation specified in the in this Lease. However, one passenger and, when required by the Government, one freight elevator shall be available at all times for Government use. When a freight elevator is required by the Government, it shall be accessible to the loading areas. When possible, the Government shall be given 24-hour advance notice if the service is to be interrupted for more than 1-1/2 hours. Normal service interruption shall be scheduled outside of the Government's normal working hours. The Lessor shall also use best efforts to minimize the frequency and duration of unscheduled interruptions.
- B. Code: Elevators shall conform to the current requirements of the American Society of Mechanical Engineers ASME A17.1/CSA B44, Safety Code for Elevators and Escalators (current as of the Lease Award Date). Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44. Fire alarm initiating devices (e.g., smoke detectors) used to initiate Phase I emergency recall operation shall be installed in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code. The elevators shall be inspected and maintained in accordance with the current edition of the ASME A17.2, Inspector's Manual for Elevators. Except for the reference to ASME A17.1 in ABAAS, Section F105.2.2, all elevators must meet ABAAS requirements for accessibility in Sections 407, 408, and 409 of ABAAS.
- C. Safety Systems: Elevators shall be equipped with telephones or other two-way emergency communication systems. The system used shall be marked and shall reach an emergency communication location staffed 24 hours per day, 7 days per week.
- D. Speed: The passenger elevators shall have a capacity to transport in 5 minutes 15 percent of the normal population of all upper floors (based on 150 SF per person). Further, the dispatch interval between elevators during the up-peak demand period shall not exceed 35 seconds.
- E. Interior Finishes: Elevator cab walls shall be hardwood, marble, granite, or an equivalent pre-approved by the LCO. Elevator cab floors shall be marble, granite, terrazzo, or an equivalent pre-approved by the LCO.

### 3.18 BUILDING DIRECTORY (APR 2011)

A tamper-proof directory with lock shall be provided in the Building lobby listing the Government agency. It must be acceptable to the LCO.

### 3.19 INTENTIONALLY DELETED

### 3.20 DEMOLITION (JUN 2012)

The Lessor shall remove existing abandoned electric, telephone, and data cabling and devices, as well as any other improvements or fixtures in place to accommodate the Government's requirements. Any demolition of existing improvements that is necessary to satisfy the Government's layout shall be done at the Lessor's expense.

### 3.21 ACCESSIBILITY (FEB 2007)

The Building, leased Space, and areas serving the leased Space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS), Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10). To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, the more stringent shall apply.

### 3.22 CEILINGS (APR 2015)

A complete acoustical ceiling system (which includes grid and lay-in tiles or other Building standard ceiling system as approved by the LCO) throughout the Space and Premises shall be required. The acoustical ceiling system shall be furnished, installed, and coordinated with TIs.

A. Ceilings shall be at a minimum 9 feet and 0 inches and no more than 12 feet and 0 inches measured from floor to the lowest obstruction. Areas with raised flooring shall maintain these ceiling-height limitations above the finished raised flooring. Bulkheads and hanging or surface mounted light fixtures which impede traffic ways shall be avoided. Ceilings shall be uniform in color and appearance throughout the Space, with no obvious damage to tiles or grid.

B. Prior to closing the ceiling, the Lessor shall coordinate with the Government for the installation of any items above the ceiling.

C. Should the ceiling be installed in the Space prior to construction of the TIs, then the Lessor shall be responsible for all costs in regard to the disassembly, storage during construction, and subsequent re-assembly of any of the ceiling components which may be required to complete the TIs. The Lessor shall also bear the risk for any damage to the ceiling or any components thereof during the construction of the TIs.

D. Ceilings shall be a flat plane in each room and shall be suspended and finished as follows unless an alternate equivalent is pre-approved by the LCO:

1. Restrooms. Plastered or spackled and taped gypsum board.

2. Offices and conference rooms. Mineral and acoustical tile or lay in panels with textured or patterned surface and tegular edges or an equivalent pre-approved by the LCO. Tiles or panels shall contain a minimum of 30% recycled content.

3. Corridors and eating/galley areas. Plastered or spackled and taped gypsum board or mineral acoustical tile.

E. SUB-PARAGRAPH INTENTIONALLY DELETED

### 3.23 EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SEP 2013)

A. Exterior Building doors and doors necessary to the lobbies, common areas, and core areas shall be required. This does not include suite entry or interior doors specific to TIs.

B. Exterior doors shall be weather tight and shall open outward. Hinges, pivots, and pins shall be installed in a manner which prevents removal when the door is closed and locked. These doors shall have a minimum clear opening of 32" clear wide x 80" high (per leaf). Doors shall be heavy duty, flush, (1) hollow steel construction, (2) solid core wood, or (3) insulated tempered glass. As a minimum requirement, hollow steel doors shall be fully insulated, flush, #16-gauge hollow steel. Solid-core wood doors and hollow steel doors shall be at least 1-3/4 inches thick. Door assemblies shall be of durable finish and shall have an aesthetically pleasing appearance acceptable to the LCO. The opening dimensions and operations shall conform to the governing building, fire safety, accessibility, and energy codes and/or requirements. Fire door assemblies shall be listed and labeled. Labels on fire door assemblies shall be maintained in a legible condition. Fire door assemblies and their accompanying hardware, including frames and closing devices shall be installed in accordance with the requirements of NFPA 80, Standard for Fire Doors and Other Opening Protectives.

C. Exterior doors and all common area doors shall have door handles or door pulls with heavyweight hinges. All doors shall have corresponding doorstops (wall or floor mounted) and silencers. All public use doors and restroom doors shall be equipped with kick plates. All doors shall have automatic door closers. All Building exterior doors shall have locking devices installed to reasonably deter unauthorized entry.

### 3.24 DOORS: IDENTIFICATION (APR 2011)

All signage required in common areas unrelated to tenant identification shall be provided and installed by the Lessor.

### 3.25 WINDOWS (APR 2011)

A. Office Space shall have windows in each exterior bay unless waived by the LCO.

B. All windows shall be weather tight. Operable windows that open shall be equipped with locks. Off-street, ground-level windows and those accessible from fire escapes, adjacent roofs, and other structures that can be opened must be fitted with a sturdy locking device. Windows accessible from fire escapes must be readily operable from the inside of the Building.



### 3.26 PARTITIONS: GENERAL (APR 2015)

Partitions in public areas shall be marble, granite, hardwood, or drywall covered with durable wall covering or high performance coating, or equivalent pre-approved by the LCO. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs.

### 3.27 PARTITIONS: PERMANENT (APR 2015)

Permanent partitions shall extend from the structural floor slab to the structural ceiling slab. They shall be provided by the Lessor as part of shell rent as necessary to surround the Space, stairs, corridors, elevator shafts, restrooms, all columns, and janitor closets. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84). Stairs, elevators, and other floor openings shall be enclosed by partitions and shall have the fire resistance required by the applicable building code, fire code and ordinances adopted by the jurisdiction in which the Building is located (such as the International Building Code, etc.) current as of the Lease Award Date. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs."

### 3.28 INSULATION: THERMAL, ACOUSTIC, AND HVAC (SEP 2013)

- A. All insulation products shall contain recovered materials as required by EPA's CPG and related recycled content recommendations.
- B. No insulation installed with this project shall be material manufactured using chlorofluorocarbons (CFCs), nor shall CFCs be used in the installation of the product.
- C. All insulation containing fibrous materials exposed to air flow shall be rated for that exposure or shall be encapsulated.
- D. Insulating properties for all materials shall meet or exceed applicable industry standards. Polystyrene products shall meet American Society for Testing and Materials (ASTM) C578 91.
- E. All insulation shall be low emitting with not greater than .05 ppm formaldehyde emissions.
- F. The maximum flame spread and smoke developed index for insulation shall meet the requirements of the applicable local codes and ordinances (current as of the Lease Award Date) adopted by the jurisdiction in which the Building is located.

### 3.29 WALL FINISHES – SHELL (JUN 2012)

- A. Prior to occupancy, all restrooms within the Building common areas of Government-occupied floors shall have 1) ceramic tile, recycled glass tile, or comparable wainscot from the finished floor to a minimum height of 4'-6" and 2) semi gloss paint on remaining wall areas, or other finish approved by the Government.
- B. All elevator areas that access the Space and hallways accessing the Space shall be covered with wall coverings not less than 20 ounces per square yard, high performance paint, or an equivalent.

### 3.30 PAINTING – SHELL (JUN 2012)

- A. The Lessor shall bear the expense for all painting associated with the Building shell. These areas shall include all common areas. Exterior perimeter walls and interior core walls within the Space shall be spackled and prime painted with low VOC primer. If any Building shell areas are already painted prior to TIs, then the Lessor shall repaint, at the Lessor's expense, as necessary during TIs.
- B. The costs for cyclical painting requirements as outlined in Section 6 shall be included in the shell rent.

### 3.31 FLOORS AND FLOOR LOAD (APR 2015)

- A. All adjoining floor areas shall be of a common level not varying more than 1/4 inch over a 10-foot horizontal run in accordance with the American Concrete Institute standards, non-slip, and acceptable to the LCO.
- B. Under-floor surfaces shall be smooth and level. Office areas shall have a minimum live load capacity of 50 pounds per ABOA SF plus 20 pounds per ABOA SF for moveable partitions. Storage areas shall have a minimum live load capacity of 100 pounds per ABOA SF, including moveable partitions. Lessor may be required to provide a report by a registered structural engineer showing the floor load capacity, at the Lessor's expense. Calculations and structural drawings may also be required.
- C. SUB-PARAGRAPH INTENTIONALLY DELETED

### 3.32 FLOOR COVERING AND PERIMETERS – SHELL (SEP 2013)

- A. Exposed interior floors in primary entrances and lobbies shall be marble, granite, or terrazzo. Exposed interior floors in secondary entrances, elevator lobbies, and primary interior corridors shall be high-grade carpet, marble, granite, or terrazzo. Resilient flooring shall be used in telecommunications rooms. Floor perimeters at partitions shall have wood, rubber, vinyl, marble or carpet base. All floor coverings must be installed consistent with manufacturer's instructions including slab testing for moisture transmission prior to flooring installation. Floor preparation must meet criteria identified by the Carpet and Rug Institute (CRI) publication 104. All costs incurred and any delays in accepting the space by the Government due to slab requirements shall be the Lessor's responsibility.
- B. Terrazzo, unglazed ceramic tile, recycled glass tile, and/or quarry tile shall be used in all restroom and service areas.

C. Any alternate flooring must be pre-approved by the LCO

D. The costs for cyclical carpet replacement requirements as outlined in Section 6 shall be included in the shell rent.

### **3.33 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)**

The Lessor shall provide and operate all Building equipment and systems in accordance with applicable technical publications, manuals, and standard procedures. Mains, lines, and meters for utilities shall be provided by the Lessor. Exposed ducts, piping, and conduits are not permitted in office Space.

### **3.34 BUILDING SYSTEMS (APR 2011)**

Whenever requested, the Lessor shall furnish to GSA as part of shell rent, a report by a registered professional engineer(s) showing that the Building and its systems as designed and constructed will satisfy the requirements of this Lease.

### **3.35 ELECTRICAL (JUN 2012)**

A. An NEC-compliant electrical distribution system sufficient to support all electric, data, and telecommunications systems requirements and specifications must be provided. The Lessor shall be responsible for meeting the applicable requirements of local codes and ordinances. When codes conflict, the more stringent standard shall apply. Main service facilities shall be enclosed. The enclosure may not be used for storage or other purposes and shall have door(s) fitted with an automatic deadlocking latch bolt with a minimum throw of 1/2 inch. Main distribution for standard office occupancy shall be provided at the Lessor's expense. All floors shall have 120/208 V, 3-phase, 4-wire with bond, 60 hertz electric service available. In no event shall such power distribution (not including lighting and HVAC) for the Space fall below 4 watts per ABOA SF.

B. Main power distribution switchboards and distribution and lighting panel boards shall be circuit breaker type with copper buses that are properly rated to provide the calculated fault circuits. All power distribution panel boards shall be supplied with separate equipment ground buses. All power distribution equipment shall be required to handle the actual specified and projected loads and 10 percent spare load capacity. Distribution panels are required to accommodate circuit breakers for the actual calculated needs and 10 percent spare circuits that will be equivalent to the majority of other circuit breakers in the panel system. Fuses and circuit breakers shall be plainly marked or labeled to identify circuits or equipment supplied through them.

C. Convenience outlets shall be installed in accordance with NFPA Standard 70, National Electrical Code, or local code, whichever is more stringent. The Lessor shall provide duplex utility outlets in restrooms, corridors, and dispensing areas.

### **3.36 INTENTIONALLY DELETED**

### **3.37 PLUMBING (JUN 2012)**

The Lessor shall include the cost of plumbing in common areas. Hot and cold water risers and domestic waste and vent risers, installed and ready for connections that are required for TIs, shall be included in the shell rent. A properly ventilated, code-compliant commercial-grade plumbing system to support all TI requirements and specifications, shall be included in the shell rent. Trap-replenishing (sewer gas-preventing) floor drains must be provided in restrooms and mechanical spaces. A potable water supply system (including piping, solder, and fixtures) meeting EPA's 'lead-free' standard and manufactured in accordance with ANSI/NSF International Standard 61, must be provided and included in the shell rent.

### **3.38 DRINKING FOUNTAINS (APR 2011)**

On each floor of Government-occupied Space, the Lessor shall provide a minimum of two drinking fountains with chilled potable water within 200 feet of travel from any Government-occupied area on the floor. The fountains shall comply with Section F211 of the Architectural Barriers Act Accessibility Standard.

### **3.39 RESTROOMS (SEP 2013)**

#### **A. SUB-PARAGRAPH INTENTIONALLY DELETED**

B. If no new construction or major renovation of a restroom is occurring, compliance with local code is sufficient. Separate restroom facilities for men and women shall be provided in accordance with local code or ordinances, on each floor occupied by the Government in the Building. The facilities shall be located so that employees will not be required to travel more than 200 feet on one floor to reach the restrooms. Each restroom shall have sufficient water closets enclosed with modern stall partitions and doors, urinals (in men's room), and hot (set in accordance with applicable building codes) and cold water. Water closets and urinals shall not be visible when the exterior door is open.

#### **C. Each main restroom shall contain the following:**

1. A mirror and shelf above the lavatory.
2. A toilet paper dispenser in each water closet stall that will hold at least two rolls and allow easy, unrestricted dispensing.
3. A coat hook on the inside face of the door to each water closet stall and on several wall locations by the lavatories.
4. At least one modern paper towel dispenser, soap dispenser, and waste receptacle for every two lavatories.
5. A coin-operated sanitary napkin dispenser in women's restrooms with a waste receptacle in each water closet stall.
6. A disposable toilet seat cover dispenser.
7. A counter area of at least 2 feet, 0 inches in length, exclusive of the lavatories (however, it may be attached to the lavatories) with a mirror above and a ground-fault interrupter-type convenience outlet located adjacent to the counter area. The counter should be installed to minimize pooling or spilling of water at the front edge.

8. A floor drain.
9. For new installations and major renovations, restroom partitions shall be made from recovered materials as listed in EPA's CPG.

#### 3.40 PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011)

For new installations and whenever plumbing fixtures are being replaced (replacement per floor is required prior to Lease commencement in all instances of nonconformance where the Government occupies the full floor):

- A. Water closets must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized.
- B. Urinals must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized. Waterless urinals are acceptable.
- C. Faucets must conform to EPA WaterSense or fixtures with equivalent flow rates must be utilized.

Information on EPA WaterSense fixtures can be found at <http://www.epa.gov/watersense/>.

#### 3.41 JANITOR CLOSETS (JUN 2012)

- A. Janitor closets with service sink, hot and cold water, and ample storage for cleaning equipment, materials, and supplies shall be provided on all floors. Each janitor closet door shall be fitted with an automatic deadlocking latch bolt with a minimum throw of 1/2 inch.
- B. When not addressed by local code, Lessor shall provide containment drains plumbed for appropriate disposal of liquid wastes in spaces where water and chemical concentrate mixing occurs for maintenance purposes. Disposal is not permitted in restrooms.

#### 3.42 HEATING, VENTILATION, AND AIR CONDITIONING - SHELL (SEP 2013)

- A. Central HVAC systems shall be installed and operational, including, as appropriate, main and branch lines, VAV boxes, dampers, flex ducts, and diffusers, for an open office layout, including all Building common areas. The Lessor shall provide conditioned air through medium pressure duct work at a rate of .75 cubic feet per minute per ABOA SF and systems shall be designed with sufficient systems capacity to meet all requirements in this Lease.
- B. Areas having excessive heat gain or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled.
- C. Equipment Performance. Temperature control for office Spaces shall be provided by concealed central heating and air conditioning equipment. The equipment shall maintain Space temperature control over a range of internal load fluctuations of plus 0.5 W/SF to minus 1.5 W/SF from initial design requirements of the tenant.
- D. Ductwork Re-use and Cleaning. Any ductwork to be reused and/or to remain in place shall be cleaned, tested, and demonstrated to be clean in accordance with the standards set forth by NADCA. The cleaning, testing, and demonstration shall occur immediately prior to Government occupancy to avoid contamination from construction dust and other airborne particulates.
- E. During working hours in periods of heating and cooling, ventilation shall be provided in accordance with the latest edition of American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) Standard 62.1, Ventilation for Acceptable Indoor Air Quality.
- F. Air filtration shall be provided and maintained with filters having a minimum efficiency rating as determined by the latest edition of ASHRAE Standard 52.2, Method of Testing General Ventilation Air Cleaning Devices for Removal Efficiency by Particle Size. Pre-filters shall have a Minimum Efficiency Reporting Value (MERV) efficiency of 8. Final filters shall have a MERV efficiency of 13.
- G. Restrooms shall be properly exhausted, with a minimum of 10 air changes per hour.
- H. SUB-PARAGRAPH INTENTIONALLY DELETED

#### 3.43 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2000)

- A. Sufficient space shall be provided on the floor(s) where the Government occupies Space for the purposes of terminating telecommunications service into the Building. The Building's telecommunications closets located on all floors shall be vertically-stacked. Telecommunications switch rooms, wire closets, and related spaces shall be enclosed. The enclosure shall not be used for storage or other purposes and shall have door(s) fitted with an automatic door-closer and deadlocking latch bolt with a minimum throw of 1/2 inch. The telephone closets shall include a telephone backboard.
- B. Telecommunications switch rooms, wire closets, and related spaces shall meet applicable Telecommunications Industry Association (TIA) and Electronic Industries Alliance (EIA) standards. These standards include the following:
  1. TIA/EIA-568, Commercial Building Telecommunications Cabling Standard,
  2. TIA/EIA 569, Commercial Building Standard for Telecommunications Pathways and Spaces,
  3. TIA/EIA-570, Residential and Light Commercial Telecommunications Wiring Standard, and
  4. TIA/EIA-607, Commercial Building Grounding and Bonding Requirements for Telecommunications Standard.
- C. Telecommunications switch rooms, wire closets, and related spaces shall meet applicable NFPA standards. Bonding and grounding shall be in accordance with NFPA Standard 70, National Electrical Code, and other applicable NFPA standards and/or local code requirements.



### 3.44 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012)

A. The Government may elect to contract its own telecommunications (voice, data, video, Internet or other emerging technologies) service in the Space. The Government may contract with one or more parties to have INS wiring (or other transmission medium) and telecommunications equipment installed.

B. The Lessor shall allow the Government's designated telecommunications providers access to utilize existing Building wiring to connect its services to the Government's Space. If the existing Building wiring is insufficient to handle the transmission requirements of the Government's designated telecommunications providers, the Lessor shall provide access from the point of entry into the Building to the Government's floor Space, subject to any inherent limitations in the pathway involved.

C. The Lessor shall allow the Government's designated telecommunications providers to affix telecommunications antennas (high frequency, mobile, microwave, satellite, or other emerging technologies), subject to weight and wind load conditions, to roof, parapet, or Building envelope as required. Access from the antennas to the Premises shall be provided.

D. The Lessor shall allow the Government's designated telecommunications providers to affix antennas and transmission devices throughout the Space and in appropriate common areas frequented by the Government's employees to allow the use of cellular telephones and communications devices necessary to conduct business.

### 3.45 LIGHTING: INTERIOR AND PARKING - SHELL (SEP 2013)

NOTE: FOR PRICING ESTIMATING PURPOSES, FIXTURES WILL BE INSTALLED AT THE AVERAGE RATIO OF 1 FIXTURE PER 80 ABOA SF.

A. INTERIOR FIXTURES: High efficiency T-8, T-5, or LED light fixtures (and associated ballasts or drivers) shall be installed as either ceiling grid or pendant mounted for an open-office plan. Ceiling grid fixtures shall be either 2' wide by 4' long or 2' wide by 2' long. Lessor shall provide, as part of Shell Rent, a minimum overall lighting fixture efficiency of 85 percent. Lamps shall maintain a uniform color level throughout the lease term.

B. LIGHTING LEVELS: Fixtures shall have a minimum of two tubes and shall provide 50 foot-candles at desktop level (30" above finished floor) with a maximum uniformity ratio of 1.5:1. Lessor shall provide, as part of Shell Rent, 10 average foot-candles in all other Building areas within the Premises with a uniformity ratio of 4:1. Emergency egress lighting levels shall be provided in accordance with the local applicable building codes (but not less than 1 foot-candle) by either an onsite emergency generator or fixture mounted battery packs.

C. POWER DENSITY:

Existing Buildings: The maximum fixture power density shall not exceed 1.4 watts per ABOA SF.

New Construction: The maximum fixture power density shall not exceed 1.1 watts per ABOA SF.

D. DAYLIGHTING CONTROLS: If the Lease is more than 10,000 ABOA SF, the Lessor shall provide daylight dimming controls in atriums or within 15 feet of windows and skylights where daylight can contribute to energy savings. Daylight harvesting sensing and controls shall be either integral to the fixtures or ceiling mounted and shall maintain required lighting levels in work spaces.

E. OCCUPANCY/VACANCY SENSORS: The Lessor shall provide ceiling mount occupancy sensors, or vacancy sensors (preferred), or scheduling controls through the building automation system (BAS) throughout the Space in order to reduce the hours that the lights are on when a particular space is unoccupied. No more than 1,000 square feet shall be controlled by any one sensor. Occupancy sensors in enclosed rooms shall continue to operate after the BAS has shutdown the building at the end of the workday.

F. BUILDING PERIMETER:

1. Exterior parking areas, vehicle driveways, pedestrian walks, and the Building perimeter lighting levels shall be designed per Illuminating Engineering Society (IES) standards. Provide 5 foot-candles for doorway areas, 3 foot-candles for transition areas and at least 5 foot-candles throughout the parking lot. Parking lot fixtures shall provide a maximum to minimum uniformity ratio of 10:1.

2. If the leased space is 100 percent occupied by Government tenants, all exterior parking lot fixtures shall be "Dark Sky" compliant with no property line trespass.

G. PARKING STRUCTURES: The minimum illuminance level for parking structures is 5 foot-candles as measured on the floor with a uniformity ratio of 10:1.

H. PARKING SENSORS: If the leased space is 100 percent occupied by Government tenants, exterior parking area and parking structure lighting shall be sensor or BAS controlled in order that it may be programmed to produce reduced lighting levels during non use. This non-use time period will normally be from 11:00 pm to 6:00 am.

I. EXTERIOR POWER BACKUP: Exterior egress, walkway, parking lot, and parking structure lighting must have emergency power backup to provide for safe evacuation of the Building.

### 3.46 ACOUSTICAL REQUIREMENTS (JUN 2012)

A. Reverberation Control: Private office and conference rooms using suspended acoustical ceilings shall have a noise reduction coefficient (NRC) of not less than 0.65 in accordance with ASTM C-423. Open office using suspended acoustical ceilings shall have an NRC of not less than

0.75. Private offices, conference rooms, and open offices using acoustical cloud or acoustical wall panels with a minimum of 70% coverage shall have an NRC of not less than 0.85.

B. Ambient Noise Control. Ambient noise from mechanical equipment shall not exceed noise criteria curve (NC) 35 in accordance with the ASHRAE Handbook of Fundamentals in offices and conference rooms; NC 40 in corridors, cafeterias, lobbies, and restrooms; NC 50 in other spaces.

C. Noise Isolation. Rooms separated from adjacent spaces by ceiling high partitions (not including doors) shall not be less than the following noise isolation class (NIC) standards when tested in accordance with ASTM E-336:

Conference rooms: NIC 40  
Offices: NIC 35

D. Testing. The LCO may require, at Lessor's expense, test reports by a qualified acoustical consultant showing that acoustical requirements have been met.

3.47 INTENTIONALLY DELETED

3.48 INTENTIONALLY DELETED

3.49 INTENTIONALLY DELETED

3.50 INTENTIONALLY DELETED

3.51 INTENTIONALLY DELETED

3.52 INTENTIONALLY DELETED

3.53 INTENTIONALLY DELETED

3.54 SYSTEMS COMMISSIONING (APR 2011)

The Lessor shall incorporate commissioning requirements to verify that the installation and performance of energy consuming systems meet the Government's project requirements. The commissioning shall cover only work associated with TIs or alterations or at a minimum: heating, ventilating, air conditioning and refrigeration (HVAC&R) systems and associated controls, lighting controls, and domestic hot water systems.

3.55 INTENTIONALLY DELETED

3.56 INTENTIONALLY DELETED

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#### SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES – APPLIES TO FUTURE IMPROVEMENTS

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4.01 INTENTIONALLY DELETED

4.02 CONSTRUCTION DOCUMENTS (SEP 2012)

The Lessor's CDs shall include all mechanical, electrical, plumbing, fire protection, life safety, lighting, structural, security, and architectural improvements scheduled for inclusion into the Space. CDs shall be annotated with all applicable specifications. CDs shall also clearly identify TIs already in place and the work to be done by the Lessor or others. Notwithstanding the Government's review of the CDs, the Lessor is solely responsible and liable for their technical accuracy and compliance with all applicable Lease requirements.

4.03 TENANT IMPROVEMENTS PRICE PROPOSAL (SEP 2013)

The Lessor's TI price proposal shall be supported by sufficient cost or pricing data to enable the Government to evaluate the reasonableness of the proposal, or documentation that the Proposal is based upon competitive proposals (as described in the "Tenant Improvements Pricing Requirements" paragraph) obtained from entities not affiliated with the Lessor. Any work shown on the CDs that is required to be included in the Building shell rent or already priced as BSAC shall be clearly identified and excluded from the TI price proposal. After negotiation and acceptance of the TI price, GSA shall issue a NTP to the Lessor.

4.04 INTENTIONALLY DELETED

4.05 TENANT IMPROVEMENTS PRICING REQUIREMENTS (SEP 2013)

A. Under the provisions of FAR Subpart 15.4, the Lessor shall submit a TI price proposal with information that is adequate for the Government to evaluate the reasonableness of the price or determining cost realism for the TIs within the time frame specified in this section. The TI price proposal shall use the fee rates specified in the "Tenant Improvement Fee Schedule" paragraph of this Lease. The Lessor shall exclude from the TI price proposal all costs for fixtures and/or other TIs already in place, provided the Government has accepted same. However, the Lessor will be reimbursed for costs to repair or improve the fixture(s) and/or any other improvements already in place. The Lessor must provide certified cost or pricing data for TI proposals exceeding the threshold in FAR 15.403-4, to establish a fair and reasonable price. For TI proposals that do not exceed the threshold in FAR 15.403-4, the Lessor shall submit adequate documentation to support the reasonableness of the price proposal as determined by the LCO.

B. The TIs scope of work includes the Lease, the DIDs, the CDs, and written specifications. In cases of discrepancies, the Lessor shall immediately notify the LCO for resolution. All differences will be resolved by the LCO in accordance with the terms and conditions of the Lease.

C. In lieu of requiring the submission of detailed cost or pricing data as described above, the Government (in accordance with FAR 15.403) is willing to negotiate a price based upon the results of a competitive proposal process. A minimum of two qualified General Contractors (GCs) shall be invited by the Lessor to participate in the competitive proposal process. Each participant shall compete independently in the process. In the absence of sufficient competition from the GCs, a minimum of two qualified subcontractors from each trade of the Tenant Improvement Cost Summary (TICS) Table (described below) shall be invited to participate in the competitive proposal process.

D. Each TI proposal shall be (1) submitted by the proposed General Contractors (or subcontractors) using the TICS Table in CSI Masterformat; (2) reviewed by the Lessor prior to submission to the Government to ensure compliance with the scope of work (specified above) and the proper allocation of shell and TI costs; and (3) reviewed by the Government. General Contractors shall submit the supporting bids from the major subcontractors along with additional backup to the TICS Table in a format acceptable to the Government. Backup will follow the TICS table Master format cost elements and be to level 5 as described in P-120, Project Estimating Requirements for the Public Buildings Service.

E. Unless specifically designated in this Lease as a TI or BSAC cost, all construction costs shall be deemed to be included in the Shell Rent. Any costs in the GC's proposal for Building shell items shall be clearly identified on the TICS Table separately from the TI costs.

F. The Government reserves the right to determine if bids meet the scope of work, that the price is reasonable, and that the Lessor's proposed contractors are qualified to perform the work. The Government reserves the right to reject all bids at its sole discretion. The Government reserves the right to attend or be represented at all negotiation sessions between the Lessor and potential contractors.

G. The Lessor shall demonstrate to the Government that best efforts have been made to obtain the most competitive prices possible, and the Lessor shall accept responsibility for all prices through direct contracts with all contractors. The LCO shall issue to the Lessor a NTP with the TIs upon the Government's sole determination that the Lessor's proposal is acceptable. The Lessor shall complete the work within the time frame specified in this section of the Lease.

#### **4.06 INTENTIONALLY DELETED**

#### **4.07 CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (APR 2011)**

The Lessor shall furnish a detailed construction schedule (such as Critical Path Method) to the Government within 5 Working Days of issuance of the NTP. Such schedule shall also indicate the dates available for Government contractors to install telephone/data lines or equipment, if needed. Within 5 Working Days of NTP, the Lessor shall initiate a construction meeting. The Lessor will have contractor representatives including its architects, engineers, general contractor and sub-contractor representatives in attendance. The Lessor shall keep meeting minutes of discussion topics and attendance.

#### **4.08 PROGRESS REPORTS (JUN 2012)**

After start of construction, the Lessor shall submit to the LCO written progress reports at intervals of 5 Working Days. Each report shall include information as to the percentage of the work completed by phase and trade; a statement as to expected completion and occupancy dates; changes introduced into the work; and general remarks on such items as material shortages, strikes, weather, etc, that may affect timely completion. In addition, at the Government's discretion, the Lessor shall conduct meetings every two weeks to brief Government personnel and/or contractors regarding the progress of design and construction of the Space. The Lessor shall be responsible for taking and distributing minutes of these meetings.

#### **4.09 ACCESS BY THE GOVERNMENT PRIOR TO ACCEPTANCE (SEP 2013)**

The Government shall have the right to access any space within the Building during construction for the purposes of performing inspections or installing Government furnished equipment. The Government shall coordinate the activity of Government contractors with the Lessor to minimize conflicts with and disruption to other contractors on site. Access shall not be unreasonably denied to authorized Government officials including, but not limited to, Government contractors, subcontractors, or consultants acting on behalf of the Government on this project.

#### **4.10 CONSTRUCTION INSPECTIONS (APR 2011)**

A. The LCO or the LCO's designated technical representative may periodically inspect construction work to review compliance with Lease requirements and approved DIDs.

B. Periodic reviews, witnessing of tests, and inspections by the Government shall not constitute approval of the Lessor's apparent progress toward meeting the Government's objectives but are intended to discover any information which the LCO may be able to call to the Lessor's attention to prevent costly misdirection of effort. The Lessor shall remain responsible for designing, constructing, operating, and maintaining the Building in full accordance with the requirements of the Lease.

#### **4.11 ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (MAY 2015)**



A. Ten (10) Working Days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall accept the Space only if the construction of Building shell and TIs conforming to this Lease and the approved DIDs is substantially complete, a Certificate of Occupancy (C of O) has been issued as set forth below, and the Building improvements necessary for acceptance as described in the paragraph "Building Improvements" are completed.

B. The Space shall be considered substantially complete only if the Space may be used for its intended purpose, and completion of remaining work will not interfere unreasonably with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punch list generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.

C. The Lessor shall provide a valid C of O, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue C of O's or if the C of O is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease.

D. The Government will not be required to accept space prior to the schedule outlined in this Lease.

#### 4.12 INTENTIONALLY DELETED

#### 4.13 AS-BUILT DRAWINGS (JUN 2012)

Not later than 30 days after the acceptance of the Space, the Lessor, at Lessor's expense, shall furnish to the Government a complete set of Computer Aided Design (CAD) files of as-built floor plans showing the Space under Lease, as well as corridors, stairways, and core areas. The plans shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is ".DWG." Clean and purged files shall be submitted on CD-ROM. They shall be labeled with Building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and architect's phone number. The Lessor's operator shall demonstrate the submission on GSA equipment, if requested by the LCO.

#### 4.14 LIQUIDATED DAMAGES (JUN 2012)

In case of failure on the part of the Lessor to complete the work within the time fixed in the Lease, the Lessor shall pay the Government as fixed and agreed liquidated damages at one (1) day's rent for each and every calendar day that the delivery is delayed beyond the date specified for delivery of all the Space ready for occupancy by the Government. This remedy is not exclusive and is in addition to any other remedies which may be available under this Lease or at law. This liquidated sum is not meant as a penalty, but as an approximation of actual damages that would be suffered by the Government because of the Lessor's delay.

#### 4.15 SEISMIC RETROFIT (SEP 2013)

The following requirements apply to Leases requiring seismic retrofit:

A. The Lessor shall provide a final construction schedule, all final design and construction documents for the seismic retrofit, including structural calculations, drawings, and specifications to the Government for review and approval prior to the start of construction. When required by local building code, a geotechnical report shall be made available to the Government.

B. The Lessor's registered civil or structural engineer shall perform special inspections to meet the requirements of Chapter 17 of the International Building Code (IBC).

C. For Leases requiring seismic retrofit, the Space will not be considered substantially complete until a Seismic Form E - Certificate Of Seismic Compliance - Retrofitted Building, certifying that the Building meets the Basic Safety Objective of ASCE/SEI 41, executed by a registered civil or structural engineer, has been delivered to the LCO.

#### 4.16 LESSOR'S PROJECT MANAGEMENT FEE (SEP 2013)

A. The Lessor's project management fee shall cover all of the Lessor's project management costs associated with the delivery of Tenant Improvements, including, but not limited to:

1. Legal fees
2. Travel costs
3. Insurance
4. Home office overhead and other indirect costs
5. Carrying costs, exclusive of the TI amortization rate. Carrying costs are those costs of capital incurred for the delivery of TI, for the period starting from Lessor's outlay of funds, until the Lease Term Commencement Date.
6. Municipal, county, or state fees (not related to sales tax)
7. TI proposal preparation costs
8. Lessor's labor costs related to the management of the TI build-out.

B. At a minimum, the Lessor shall be responsible for performing the following services in order to receive the project management fee:

1. Provide assistance and expertise to the Government project team in the form of coordination, management, and administration of the design and construction process;

2. Monitor performance of the general contractor and other contractors, control schedules, and oversee financial accounts;
3. Conduct and document design and construction project meetings;
4. Perform administrative tasks, including documentation, record keeping (issuing meeting minutes), and payment validation in addition to submittal and change order processing;
5. Maintain Request for Information (RFI), submittal, and change order logs; and
6. Provide technical expertise (e.g. testing, estimating, resolving claims, or responding to inquiries).



## SECTION 5 TENANT IMPROVEMENT COMPONENTS – APPLIES TO FUTURE IMPROVEMENTS

### 5.01 TENANT IMPROVEMENT REQUIREMENTS (SEP 2013)

The TIs shall be designed, constructed, and maintained in accordance with the standards set forth in this Lease. For pricing, only those requirements designated as TIs within this section, or designated as TIs within the attached agency requirements and Security Requirements, shall be deemed to be TI costs.

### 5.02 FINISH SELECTIONS (JUN 2012)

The Lessor must consult with the Government prior to developing a minimum of three (3) finish options to include coordinated samples of finishes for all interior elements such as paint, wall coverings, base coving, carpet, window treatments, laminates, and flooring. All samples provided must comply with specifications set forth elsewhere in this Lease. All required finish option samples must be provided at no additional cost to the Government within 10 Working Days after initial submission of DIDs. GSA must deliver necessary finish selections to the Lessor within 10 Working Days after receipt of samples. The finish options must be approved by GSA prior to installation. The Lessor may not make any substitutions after the finish option is selected.

### 5.03 WINDOW COVERINGS (JUN 2012)

A. Window Blinds. All exterior windows shall be equipped with window blinds in new or like new condition, which shall be provided as part of the TIs. The blinds may be aluminum or plastic vertical blinds, horizontal blinds with aluminum slats of one-inch width or less, solar fabric roller shades, or an equivalent product pre-approved by the Government. The window blinds shall have non-corroding mechanisms and synthetic tapes. Color selection will be made by the Government.

B. SUB-PARAGRAPH INTENTIONALLY DELETED

### 5.04 DOORS: SUITE ENTRY (SEP 2013)

Suite entry doors shall be provided as part of the TIs and shall have a minimum clear opening of 32" wide x 84" high (per leaf). Doors shall have the equivalent strength of 1" throws, shall meet the requirements of being a flush, solid core, 1-3/4-inch thick, wood door with a natural wood veneer face or an equivalent pre-approved by the Government. Hollow core wood doors are not acceptable. They shall be operable by a single effort; and shall meet the requirement of NFPA 101, Life Safety Code or the International Building Code (current as of the award date of this Lease). Doors shall have self closing hardware, unless otherwise stated on the design intent drawings. Doors shall be installed in a metal frame assembly which is primed and finished with a low VOC semi gloss oil-based paint finish with no formaldehyde. If applicable, vestibule doors shall be equipped with Automatic Door Openers and Panic Devices in accordance with SSA specifications.

### 5.05 DOORS: INTERIOR (SEP 2013)

Doors within the Space shall be provided as part of the TIs and shall have a minimum clear opening of 32" wide x 80" high. Doors shall be flush, solid core, wood with a natural wood veneer face or an equivalent door pre-approved by the LCO. Hollow core wood doors are not acceptable. They shall be operable with a single effort, and shall meet the requirements of NFPA 101, Life Safety Code or the International Building Code (current as of the award date of this Lease). Doors shall be installed in a metal frame assembly which is primed and finished with a low VOC semi-gloss oil-based paint with no formaldehyde. Interior window relites will be required for some doors and should be installed with mini-blinds. The size of each window is 4' wide by 3' high (finished glass) and 42" above the floor. Locations will be shown on the Design Intent Drawings.

### 5.06 DOORS: HARDWARE (SEP 2013)

Doors shall have door handles or door pulls with heavyweight hinges. The hinges shall have inaccessible hinge pins or non rising hinge pins, be solid wood core, metal sheathed or glass and be equipped with panic hardware and a key override. See attached Panic Bar Specifications. The public entrance lock shall be equipped with thumb-turn latched and not double keyway lock cylinders. All interior doors, other than restroom and glass doors, shall have a 4" by 2" view panel located above the door handle. Actual details to be provided on design intent drawings. The Lessor is encouraged to avoid the use of chrome-plated hardware. All doors shall have corresponding doorstops (wall- or floor-mounted) and silencers. All door entrances leading into the Space from public corridors and exterior doors shall have automatic door closers and be solid wood core. Doors designated by the Government shall be equipped with 6-pin, tumbler cylinder locks and strike plates. All locks shall be master keyed. Furnish at least two master keys for each lock to the Government. Any exterior entrance shall have a high security lock, with appropriate key control procedures, as determined by Government specifications. Hinge pins and hasps shall be secured against unauthorized removal by using spot welds or pinned mounting bolts. The exterior side of the door shall have a lock guard or astragal to prevent tampering of the latch hardware. Doors used for egress only shall not have any operable exterior hardware. All security-locking arrangements on doors used for egress shall comply with requirements of NFPA101 or the International Building Code current as of the award date of this Lease.

### 5.07 DOORS: IDENTIFICATION (JUN 2012)

Door identification shall be installed in approved locations adjacent to office entrances as part of the TIs. The form of door identification shall be approved by the Government.



#### 5.08 PARTITIONS: SUBDIVIDING (SEP 2013)

- A. Office subdividing partitions shall comply with applicable building codes and local requirements and ordinances and shall be provided as part of the TIs. Partitioning shall extend from the finished floor to the finished ceiling and shall be designed to provide a minimum sound transmission class (STC) of 37. Partitioning shall be installed by the Lessor at locations to be determined by the Government as identified in the DIDs. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84).
- B. HVAC shall be rebalanced and lighting repositioned, as appropriate, after installation of partitions.
- C. If installed in accordance with the "Automatic Fire Sprinkler System" and "Fire Alarm System" paragraphs, sprinklers and fire alarm notification appliances shall be repositioned as appropriate after installation of partitions to maintain the level of fire protection and life safety.
- D. Partitioning requirements may be satisfied with existing partitions if they meet the Government's standards and layout requirements.

#### 5.09 WALL FINISHES (JUN 2012)

If the Government chooses to install a wall covering, the minimum standard is vinyl-free, chlorine-free, plasticizer-free wall covering with recycled content or bio-based commercial wall covering weighing not less than 13 ounces per square yard or equivalent. If the Government chooses to install a high-performance paint coating, it shall comply with the VOC limits of the Green Seal Standard GS-11.

#### 5.10 PAINTING – TI (SEP 2013)

- A. Prior to acceptance, all surfaces within the Space which are designated by GSA for painting shall be newly finished in colors acceptable to the Government.
- B. The Lessor shall provide interior paints and coatings that meet or are equivalent to the following standards for VOC off gassing:
1. Topcoat paints: Green Seal Standard GS-11, Paints, First Edition, May 20, 1993.
  2. All other architectural coatings, primers, and undercoats: South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, effective January 1, 2004.
  3. Architectural paints, coatings, and primers applied to interior walls and ceilings:
    - a. Flats: 50 grams per liter (g/L).
    - b. Non-flats: 150 g/L.
  4. Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates: 250 g/L.
  5. Clear wood finishes:
    - a. Varnish: 350 g/L.
    - b. Lacquer: 550 g/L.
  6. Floor coatings: 100 g/L.
  7. Sealers:
    - a. Waterproofing sealers: 250 g/L.
    - b. Sanding sealers: 275 g/L.
    - c. All other sealers: 200 g/L.
  8. Shellacs:
    - a. Clear: 730 g/L.
    - b. Pigmented: 550 g/L.
  9. Stains: 250 g/L.
- C. Use reprocessed latex paint in accordance with EPA's CPG (Comprehensive Procurement Guidelines) on all painted surfaces where feasible. The type of paint shall be acceptable to the Government.

#### 5.11 FLOOR COVERINGS AND PERIMETERS (APR 2015)

- A. Carpet tiles shall meet the requirements set forth in the specifications below. Floor perimeters at partitions shall have wood, rubber, vinyl, or carpet base. Floor covering shall be installed in accordance with manufacturing instructions to lay smoothly and evenly.
- B. The use of existing carpet may be approved by the Government; however, existing carpet shall be repaired, stretched, and cleaned before occupancy and shall meet the static buildup requirement as stated in the specifications below.
- C. Carpet tiles (18" square preferred 24" are acceptable) are required in lieu of rolled carpet. The Lessor shall provide the Government with a quantity of carpet tiles from the same dye lot as that installed equal to ten (10) percent of the tiles installed for future replacement. The Lessor shall be responsible for tile storage and replacement.
- D. Any alternate flooring shall be pre-approved by the Government.
- E. SPECIFICATIONS FOR CARPET TO BE NEWLY INSTALLED OR REPLACED

1. Product sustainability and environmental requirements. In order to achieve superior performance in multiple environmental attribute areas, carpet must have third party certification in accordance with ANSI/NSF 140 2007e Sustainable Carpet Assessment Standard at a "Gold" level minimum. Carpet manufacturer must supply certificate as part of the procurement documentation.

2. Recycled content: Recycled content is measured by total product weight of pre-consumer and/or post-consumer materials. Recycled content must be at least 10% post-consumer recovered content.

3. Low emitting materials. The carpet and floor adhesive (for glue-down installations) must meet the Green Label Plus (GLP) and floor adhesive (for direct glue down) requirements of the Carpet and Rug Institute (CRI). GLP number must be provided. Adhesives must meet VOC content standards per South Coast Air Quality Management District Rule #1168.

4. Face fiber content. Face yarn must be 100 percent nylon fiber. Loop Pile shall be 100 percent Bulk Continuous Filament (BCF); cut and loop shall be 100 percent BCF for the loop portion and may be BCF or staple for the cut portion; cut pile carpet shall be staple or BCF.

5. Performance requirements for broadloom and modular tile:

a. Static: Less than or equal to 3.5 kV when tested by AATCC Test Method 134 (Step Test Option).

b. Flammability: Meets CPSC-FF-1-70, DOC-FF-1-70 Methenamine Tablet Test criteria.

c. Flooring Radiant Panel Test: Meets NFPA 253 Class I or II depending upon occupancy and fire code when tested under ASTM E-648 for glue down installation.

d. Smoke Density: NBS Smoke Chamber - Less than 450 Flaming Mode when tested under ASTM E-662.

**NOTE**: Testing must be performed in a NVLAP accredited laboratory.

6. Texture Appearance Retention Rating (TARR). Carpet must meet TARR ratings specified below:

Space Definition	Traffic Classification	TARR Classification
Private Offices	Moderate	≥ 3.0 TARR
Training, conference, courtrooms, etc.	Heavy	≥ 3.0 TARR
Open Office, cafeteria, corridors, lobbies	Severe	≥ 3.5 TARR

The carpet must be evaluated using ASTM D-5252 Hexapod Drum Test as per the commercial carpet test procedure and the TARR classification determined using ASTM D-7330.

7. Carpet reclamation. Reclamation of existing carpet to be determined with potential vendor. When carpet is replaced, submit certification documentation from the reclamation facility to the LCO.

8. Warranty. Submit a copy of the manufacturer's standard warranty to the LCO within the first 60 days of Government occupancy. The Government is to be a beneficiary of the terms of this warranty."

**5.12 HEATING AND AIR CONDITIONING (JUN 2012)**

Zone Control. Provide individual thermostat control for office Space with control areas not to exceed 1,500 ABOA SF. Interior spaces must be separately zoned. Specialty occupancies (conference rooms, kitchens, etc.) must have active controls capable of sensing Space use and modulating HVAC system in response to Space demand. Areas that routinely have extended hours of operation shall be environmentally controlled through dedicated heating and air conditioning equipment. Special purpose areas (such as photocopy centers, large conference rooms, computer rooms, etc.) with an internal cooling load in excess of 5 tons shall be independently controlled. Provide concealed package air conditioning equipment to meet localized spot cooling of tenant special equipment. Portable space heaters are prohibited.

**5.13 ELECTRICAL: DISTRIBUTION (JUN 2012)**

A. All electrical, telephone, and data outlets within the Space shall be installed by the Lessor in accordance with the DIDs. All electrical outlets shall be installed in accordance with NFPA Standard 70.

B. All outlets within the Space shall be marked and coded for ease of wire tracing; outlets shall be circuited separately from lighting. All floor outlets shall be flush with the plane of the finished floor. Outlet cover colors shall be coordinated with partition finish selections.

C. The Lessor shall in all cases safely conceal outlets and associated wiring (for electricity, voice, and data) to the workstation(s) in partitions, ceiling plenums, in recessed floor ducts, under raised flooring, or by use of a method acceptable to the Government.

D. The attached "SSA Intelligent workstation/Local Area Network (IWS/LAN) Requirements For Site Preparation" shall be used for specifications of electrical/data work for this request. This document is not to be used for construction, a detailed set of electrical construction drawings will be provided by SSA's Contractor during the construction process.

**5.14 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (JUN 2012)**

Telecommunications floor or wall outlets shall be provided as part of the TIs. At a minimum, each outlet shall house one 4-pair wire jack for voice and one 4-pair wire jack for data. The Lessor shall ensure that all outlets and associated wiring, copper, coaxial cable, optical fiber, or other transmission medium used to transmit telecommunications (voice, data, video, Internet, or other emerging technologies) service to the workstation shall be safely concealed under raised floors, in floor ducts, walls, columns, or molding. All outlets/junction boxes shall be provided with rings and pull strings to facilitate the installation of cable. Some transmission medium may require special conduit, inner duct, or shielding as specified by the Government. The Lessor's data contractor will also be responsible for extending phone service from the demarcation point of the building to the DCR and installing cabling to support analog phone line from the DCR to each fax machine and TTY machine location within the office space.

## 5.15 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008)

A Government owned VoIP telephone system will be installed in the DCR room. The Lessor's electrical contractor will provide and install all data cabling to support the system. Any conduit for the telephone station cable, which must be a minimum of one-inch in diameter, will terminate inside the DCR. Similarly, the lessor's electrical contractor shall also provide conduit to allow cable to be installed from the outside of the building to this room. Three (dedicated circuit) telephone outlets will be required inside the room. One outlet will be used for a T-1 line; one for the intrusion detection alarm monitoring; and one for an analog line which will be used for trouble shooting of the computer system equipment. The Lessor shall provide sealed conduit to house the agency telecommunications system when required.

## 5.16 DATA DISTRIBUTION (JUN 2012)

The Lessor purchase and install data cable. The Lessor shall safely conceal data outlets and the associated wiring used to transmit data to workstations in floor ducts, walls, columns, or below access flooring. The Lessor shall provide as part of the TI, outlets with rings and pull strings to facilitate the installation of the data cable. When cable consists of multiple runs, the Lessor shall provide ladder type or other acceptable cable trays to prevent Government-provided cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Space such that they are within a 30-foot horizontal distance of any single drop.

## 5.17 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (JUN 2012)

A. The Lessor shall provide as part of the TIs separate data, telephone, and electric junction boxes for the base feed connections to Government provided modular or systems furniture, when such feeds are supplied via wall outlets or floor penetrations. When overhead feeds are used, junction boxes shall be installed for electrical connections. Raceways shall be provided throughout the furniture panels to distribute the electrical, telephone, and data cable. The Lessor shall provide all electrical service wiring and connections to the furniture at designated junction points. Each electrical junction shall contain an 8-wire feed consisting of 3 general purpose 120-V circuits with 1 neutral and 1 ground wire, and a 120-V isolated ground circuit with 1 neutral and 1 isolated ground wire. A 20-ampere circuit shall have no more than 8 general purpose receptacles or 4 isolated ground "computer" receptacles.

B. The Government shall be responsible for the cost of purchasing data and telecommunications cable as part of the TI costs. Said cable shall be installed and connected to systems furniture by the Lessor/contractor with the assistance and/or advice of the Government or computer vendor. The Lessor shall provide wall mounted data and telephone junction boxes, which shall include rings and pull strings to facilitate the installation of the data and telecommunications cable. When cable consists of multiple runs, the Lessor shall provide ladder-type or other acceptable cable trays to prevent Government provided cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Space such that they are within a 30-foot horizontal distance of any single drop. Said cable trays shall provide access to both telecommunications data closets and telephone closets.

C. The Lessor shall furnish and install suitably sized junction boxes near the "feeding points" of the furniture panels. All "feeding points" shall be shown on Government approved design intent drawings. The Lessor shall temporarily cap off the wiring in the junction boxes until the furniture is installed. The Lessor shall make all connections in the power panel and shall keep the circuit breakers off. The Lessor shall identify each circuit with the breaker number and shall identify the computer hardware to be connected to it. The Lessor shall identify each breaker at the panel and identify the devices that it serves.

D. The Lessor's electrical contractor must connect power poles or base feeds in the junction boxes to the furniture electrical system and test all pre-wired receptacles in the systems furniture. Other Government contractors will be installing the data cable in the furniture panels for the terminal and printer locations, installing the connectors on the terminal/printer ends of the cable, and continuity testing each cable. Work shall be coordinated and performed in conjunction with the furniture, telephone, and data cable installers. Much of this work may occur over a weekend on a schedule that requires flexibility and on-call visits. The Lessor must coordinate the application of Certification of Occupancy with furniture installation.

## 5.18 LIGHTING: INTERIOR AND PARKING – TI (SEP 2013)

A. Once the design intent drawings are approved, the Lessor shall design and provide interior lighting yielding a uniform 50 foot-candles at working surface height (30" above the floor). Any additional fixtures required beyond the ratio stated under the "Lighting: Interior and Parking- Shell" paragraph in this Lease are part of the TIs.

B. If pendant style indirect lighting fixtures are used, the increase between the number of fixtures required in the Building shell and the Space layout is part of the TIs.

C. DIDs may require a mixed use of recessed or pendant style fixtures in the Space.

D. In addition to the exit and emergency lighting required in the Lease emergency lighting shall be installed in every windowless room (restrooms, storage rooms, computer rooms etc.) The lighting must provide at least 0.5 foot candles of illumination.



## SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM

### 6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012)

A. The Government's normal hours of operations are established as 7:00 AM to 5:00 PM, Monday through Friday, with the exception of Federal holidays. Services, maintenance, and utilities shall be provided during these hours. The Government shall have access to the Premises and its Appurtenant Areas at all times without additional payment, including the use, during other than normal hours, of necessary services and utilities such as elevators, restrooms, lights, and electric power. Cleaning shall be performed between 7:00 AM and 4:30 PM. The Lessor shall coordinate a convenient time with the office manager.

B. The Lessor and the Lessor's representatives, employees and contractors shall demonstrate a cooperative, positive, welcoming, respectful, professional and business-like demeanor and shall present a neat, clean, job-appropriate (professional) appearance.

### 6.02 UTILITIES (APR 2011)

The Lessor is responsible for providing all utilities necessary for base Building and tenant operations as part of the rental consideration.

### 6.03 INTENTIONALLY DELETED

### 6.04 UTILITY CONSUMPTION REPORTING (JUN 2012)

Upon request from the Lease Contracting Officer or Contracting Officer's Representative, the Lessor shall provide regular quarterly reports of the amount of all utilities consumed at the Building in monthly detail for the duration of the Lease. These reports must be provided within 45 days of the end of each quarterly period and shall be in either written or electronic form, as requested by the Government. The reports shall contain the number of actual units consumed. If reports are available detailing only the Government's consumption, then the reports shall be limited solely to the Government's consumption. Additionally, said reports shall indicate, for each utility being reported, the use of the specific utility. For example, electricity consumption shall indicate if it includes heating or air conditioning, and if so, whether just diffusers or diffusers and heating are included in electricity consumption.

### 6.05 HEATING AND AIR CONDITIONING (SEP 2014)

A. In all office areas, temperatures shall conform to local commercial equivalent temperature levels and operating practices in order to maximize tenant satisfaction. These temperatures shall be maintained throughout the leased Premises and service areas, regardless of outside temperatures, during the hours of operation specified in the Lease. The Lessor shall perform any necessary systems start-up required to meet the commercially equivalent temperature levels prior to the first hour of each day's operation. At all times, humidity shall be maintained below 60% relative humidity.

B. During non working hours, heating temperatures shall be set no higher than 55° Fahrenheit, and air conditioning shall not be provided except as necessary to return Space temperatures to a suitable level for the beginning of working hours. Thermostats shall be secured from manual operation by key or locked cage. A key shall be provided to the Government's designated representative.

C. Thermal comfort. During all working hours, comply with the latest edition of ASHRAE Standard 55, Thermal Comfort Conditions for Human Occupancy.

D. Warehouse or garage areas require heating and ventilation only. Cooling of this Space is not required. Temperature of warehouse or garage areas shall be maintained at a minimum of 50° Fahrenheit.

E. The Lessor shall conduct HVAC system balancing after any HVAC system alterations during the term of the Lease and shall make a reasonable attempt to schedule major construction outside of office hours.

F. Normal HVAC systems' maintenance shall not disrupt tenant operations.

G. 130 ABOA SF of the Premises shall receive cooling at all times (24 hrs a day, 365 days a year) for purposes of cooling the designated server room. The peak BTU output of this room is established as 2000 BTU (telephone) and 7200 BTU (IWS/LAN) per hour. The temperature of this room shall be maintained between 72 and 80 degrees F, with humidity control to be maintained between 20% and 80% relative humidity, regardless of outside temperature or seasonal changes. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

### 6.06 OVERTIME HVAC USAGE (JUN 2012)

A. If there is to be a charge for heating or cooling outside of the Building's normal hours, such services shall be provided at the hourly rates set forth elsewhere in the Lease. Overtime usage services may be ordered by the Government's authorized representative only.

B. When the cost of service is \$3,000 or less, the service may be ordered orally. An invoice shall be submitted to the official placing the order for certification and payment. Orders for services costing more than \$3,000 shall be placed using GSA Form 300, Order for Supplies or Services, or other approved service requisition procurement document. An invoice conforming to the requirements of this Lease shall be submitted to the official placing the order for certification and payment.

C. Failure to submit a proper invoice within 120 days of providing overtime utilities shall constitute a waiver of the Lessor's right to receive any payment for such overtime utilities pursuant to this Lease.

#### 6.07 JANITORIAL SERVICES (JUN 2012)

The Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance.

A. Daily. Empty trash receptacles. Sweep entrances, lobbies, and corridors. Spot sweep floors, and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub restrooms. Clean all restroom fixtures, and replenish restroom supplies. Dispose of all trash and garbage generated in or about the Building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances, and lobbies. Clean elevators and escalators. Remove carpet stains. Police sidewalks, parking areas, and driveways. Sweep loading dock areas and platforms. Clean glass entry doors to the Space.

B. Three times a week. Sweep or vacuum stairs.

C. Weekly. Damp mop and spray buff all resilient floors in restrooms and health units. Sweep sidewalks, parking areas, and driveways (weather permitting).

D. Every two weeks. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office Space.

E. Monthly. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage Space. Spot clean all wall surfaces within 70 inches of the floor.

F. Every two months. Damp wipe restroom wastepaper receptacles, stall partitions, doors, window sills, and frames. Shampoo entrance and elevator carpets.

G. Three times a year. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies. Wet mop or scrub garages.

H. Twice a year. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in restrooms. Strip and refinish main corridors and other heavy traffic areas.

I. Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the Building more than 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways, and flat roofs.

J. Every two years. Shampoo carpets in all offices and other non-public areas.

K. Every five years. Dry clean or wash (as appropriate) all draperies.

L. As required. Properly maintain plants and lawns. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Provide and empty exterior ash cans and clean area of any discarded cigarette butts.

M. Pest control. Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).

#### 6.08 SELECTION OF CLEANING PRODUCTS (APR 2015)

The Lessor shall use cleaning products (including general purpose cleaners, floor cleaners, hand soap, etc.) that comply with either the Green Seal standard, the UL/EcoLogo standard, EPA's Design for the Environment (DfE) designation, or a substitute acceptable to the LCO. Hand soap products shall also be USDA Certified BioPreferred.

#### 6.09 SELECTION OF PAPER PRODUCTS (APR 2015)

The Lessor shall select paper and paper products (e.g., restroom tissue and paper towels) conforming to the Green Seal Standard (GS-1), or a substitute acceptable to the LCO.

#### 6.10 SNOW REMOVAL (APR 2011)

Lessor shall provide snow removal services for the Government on all days for which this Lease has designated normal hours. Lessor shall clear parking lots if the accumulation of snow exceeds two inches. Lessor shall clear sidewalks, walkways and other entrances before accumulation exceeds 1.5 inches. The snow removal shall take place no later than 5:00 AM, without exception. Should accumulation continue throughout the day, the Lessor shall provide such additional snow removal services to prevent accumulation greater than the maximums specified in this paragraph. In addition to snow removal, the Lessor shall keep walkways, sidewalks and parking lots free of ice during the normal hours. The Lessor shall remove excess buildup of sand and/or ice melt to minimize slipping hazards. If the Building entrance(s) has a northern exposure, then Lessor shall take additional measures to protect the safety of pedestrians.

#### 6.11 MAINTENANCE AND TESTING OF SYSTEMS (SEP 2013)

A. The Lessor is responsible for the total maintenance and repair of the leased Premises. Such maintenance and repairs include the site and private access roads. All equipment and systems shall be maintained to provide reliable, energy efficient service without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. The Lessor's maintenance responsibility includes initial supply and replacement of all supplies, materials, and equipment necessary for such maintenance. Maintenance, testing, and inspection of appropriate equipment and systems shall be done in accordance with current applicable codes, and inspection certificates shall be displayed as appropriate. Copies of all records in this regard shall be forwarded to the Government's designated representative.

B. At the Lessor's expense, the Government reserves the right to require documentation of proper operations, inspection, testing, and maintenance of fire protection systems, such as, but not limited to, fire alarm, fire sprinkler, standpipes, fire pump, emergency lighting, illuminated exit signs, emergency generator, prior to occupancy to ensure proper operation. These tests shall be witnessed by the Government's designated representative.

#### 6.12 MAINTENANCE OF PROVIDED FINISHES (SEP 2013)

A. Paint, wall coverings. Lessor shall maintain all wall coverings and high performance paint coatings in "like new" condition for the life of the Lease. All painted surfaces shall be repainted at the Lessor's expense, including the moving and returning of furnishings, any time during the occupancy by the Government if the paint is peeling or permanently stained, except where damaged due to the negligence of the Government. All work shall be done after normal working hours as defined elsewhere in this Lease. In addition to the foregoing requirement,

1. Lessor shall repaint common areas at least every three (3) years.

2. SUBPARAGRAPH INTENTIONALLY DELETED

B. Carpet and flooring.

1. Except when damaged by the Government, the Lessor shall repair or replace flooring at any time during the Lease term when:

- a. Backing or underlayment is exposed;
- b. There are noticeable variations in surface color or texture;
- c. It has curls, upturned edges, or other noticeable variations in texture;
- d. Tiles are loose; or,
- e. Tears or tripping hazards are present.

2. SUBPARAGRAPH INTENTIONALLY DELETED

3. Repair or replacement shall include the moving and returning of furnishings, including disassembly and reassembly of systems furniture per manufacturer's warranty, if necessary. Work shall be performed after the normal hours established elsewhere in this Lease.

#### 6.13 INTENTIONALLY DELETED

#### 6.14 ONSITE LESSOR MANAGEMENT (APR 2011)

The Lessor shall provide an onsite Building superintendent or a locally designated representative available to promptly respond to deficiencies, and immediately address all emergency situations.

#### 6.15 IDENTITY VERIFICATION OF PERSONNEL (SEP 2013)

A. The Government reserves the right to verify identities of personnel with routine pre-occupancy and/or unaccompanied access to Government space. The Lessor shall comply with the agency personal identity verification procedures below that implement Homeland Security Presidential Directive-12 (HSPD-12), Office of Management and Budget (OMB) guidance M-05-24 and M11-11, and Federal Information Processing Standards Publication (FIPS PUB) Number 201, as amended.

B. The Government reserves the right to conduct additional background checks on Lessor personnel and contractors with routine access to Government leased space throughout the term of the lease.

C. Upon request, the Lessor will notify the Government whether they will use either the manual process and submit completed fingerprint charts and background investigation forms, or use the electronic process of ID verification, completed through the e-QIP system. This would be done for each employee of the Lessor, as well as employees of the Lessor's contractors or subcontractors who will provide building operating services requiring routine access to the Government's leased space for a period greater than 6 months. The Government may also require this information for the Lessor's employees, contractors, or subcontractors who will be engaged to perform alterations or emergency repairs in the Government's space.

1. **MANUAL PROCESS:** The Lessor shall provide Form FD 258, Fingerprint Chart (available from the Government Printing Office at <http://bookstore.gpo.gov>), and Standard Form 85P, Questionnaire for Public Trust Positions, completed by each person and returned to the Lease Contracting Officer (or the contracting officer's designated representative) within 30 days from receipt of the forms.

2. **ELECTRONIC PROCESS:** The electronic process will be done through the e-QIP system. The Lessor's contractor/personnel will receive an email along with instructions for completing the Office of Personnel Electronic Questionnaire (e-QIP). The contractor/personnel will have up to (7) seven business days to login and complete the e-QIP for the background investigation. The contractor/personnel will be instructed to access the website, and receive on screen instructions which include but it is not limited to:



- a) How to Log In
- b) How to Answer and Create New Golden Questions
- c) What Additional Documents to Send
- d) To Print and Sign two Signature Forms (Certification That My Answers Are True)
- e) To complete the submission process, press the "Release /Request Transmit to the Agency" and exit the process
- f) Where to Send.

The Lessor must ensure prompt input, and timely receipt of the following, from their contractor/personnel:

- a) Two FBI Fingerprint Cards (Form FD-258) or one card produced by a livescan device,
- b) Certification That My Answers Are True
- c) Authorization for Release of Information.

D. The Lessor must ensure the contracting officer (or the contracting officer's designated representative) has all of the requested documentation to ensure the completion of the investigation.

E. Based on the information furnished, the Government will conduct background investigations of the employees. The contracting officer will advise the Lessor in writing if an employee fails the investigation, and, effective immediately, the employee will no longer be allowed to work or be assigned to work in the Government's space.

F. Throughout the life of the lease, the Lessor shall provide the same data for any new employees, contractors, or subcontractors who will be assigned to the Government's space. In the event the Lessor's contractor or subcontractor is subsequently replaced, the new contractor or subcontractor is not required to submit another set of these forms for employees who were cleared through this process while employed by the former contractor or subcontractor. The Lessor shall resubmit Form FD 258 and Standard Form 85P for every employee covered by this paragraph on a 5 year basis.

G. The Lessor shall insert this paragraph in all subcontracts when the subcontractor is required to have physical access to a federally controlled facility or access to a federal information system.

#### 6.16 SCHEDULE OF PERIODIC SERVICES (JUN 2012)

Within 60 days after occupancy by the Government, the Lessor shall provide the LCO with a detailed written schedule of all periodic services and maintenance to be performed other than daily, weekly, or monthly.

#### 6.17 LANDSCAPING (JUN 2012)

A. Landscape management practices shall prevent pollution by:

- 1. Employing practices which avoid or minimize the need for fertilizers and pesticides;
- 2. Prohibiting the use of the 2,4-Dichlorophenoxyacetic Acid (2,4-D) herbicide and organophosphates; and
- 3. Composting/recycling all yard waste.

B. The Lessor shall use landscaping products with recycled content as required by EPA's CPG for landscaping products. Refer to EPA's CPG web site, [www.epa.gov/cpg](http://www.epa.gov/cpg).

C. If the Lessor satisfies performance of this Lease by new construction, and where conditions permit, the site shall be landscaped for low maintenance and water conservation with plants that are either native or well-adapted to local growing conditions.

#### 6.18 LANDSCAPE MAINTENANCE (APR 2011)

Landscape maintenance shall be performed during the growing season at not less than a weekly cycle and shall consist of watering, weeding, mowing, and policing the area to keep it free of debris. Pruning and fertilization shall be done on an as-needed basis. In addition, dead, dying, or damaged plants shall be replaced.

#### 6.19 RECYCLING (JUN 2012)

A. For Leases greater than 10,000 rentable SF, with a Lease term greater than six months, the Lessor shall establish a recycling program for (at a minimum) paper, corrugated cardboard, glass, plastics, and metals where local markets for recovered materials exist.

B. Where state or local law, code, or ordinance requires recycling programs for the Premises, Lessor shall comply with such state and/or local law, code, or ordinance.

C. When implementing any recycling program, the Lessor shall provide an easily accessible, appropriately sized area (2 SF per 1,000 SF of Building gross floor area) that serves the Space for the collection and storage of materials for recycling. Telecom rooms are not acceptable as recycling space. During the Lease term, the Lessor agrees, upon request, to provide the Government with additional information concerning recycling programs maintained in the Building and in the Space.

#### 6.20 RANDOLPH-SHEPPARD COMPLIANCE (SEP 2013)

During the term of the Lease, the Lessor may not establish vending facilities within the leased Space that will compete with any Randolph-Sheppard vending facilities.

**6.21 INTENTIONALLY DELETED**

**6.22 INDOOR AIR QUALITY (SEP 2013)**

A. The Lessor shall control contaminants at the source and/or operate the Space in such a manner that the GSA indicator levels for carbon monoxide (CO), carbon dioxide (CO<sub>2</sub>), and formaldehyde (HCHO) are not exceeded. The indicator levels for office areas shall be: CO 9 ppm time weighted average (TWA 8 hour sample); CO<sub>2</sub> 1,000 ppm (TWA); HCHO 0.1 ppm (TWA).

B. The Lessor shall make a reasonable attempt to apply insecticides, paints, glues, adhesives, and HVAC system cleaning compounds with highly volatile or irritating organic compounds, outside of working hours. Except in an emergency, the Lessor shall provide at least 72 hours advance notice to the Government before applying noxious chemicals in occupied Spaces and shall adequately ventilate those Spaces during and after application.

C. The Lessor shall promptly investigate indoor air quality (IAQ) complaints and shall implement the necessary controls to address the complaint.

D. The Government reserves the right to conduct independent IAQ assessments and detailed studies in Space that it occupies, as well as in space serving the Space (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist the Government in its assessments and detailed studies by:

1. Making available information on Building operations and Lessor activities;
2. Providing access to Space for assessment and testing, if required; and
3. Implementing corrective measures required by the LCO.

E. The Lessor shall provide to the Government material safety data sheets (MSDS) upon request for the following products prior to their use during the term of the Lease: adhesives, caulking, sealants, insulating materials, fireproofing or firestopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finish for wood surfaces, janitorial cleaning products, pesticides, rodenticides, and herbicides. The Government reserves the right to review such products used by the Lessor within:

1. The Space;
2. Common Building areas;
3. Ventilation systems and zones serving the Space; and
4. The area above suspended ceilings and engineering space in the same ventilation zone as the Space.

F. Where hazardous gasses or chemicals (any products with data in the Health and Safety section of the MSDS sheets) may be present or used, including large-scale copying and printing rooms, segregate areas with deck-to-deck partitions with separate outside exhausting at a rate of at least 0.5 cubic feet per minute per SF, no air recirculation. The mechanical system must operate at a negative pressure compared with the surrounding spaces of at least an average of 5 Pa (pascal) (0.02 inches of water gauge) and with a minimum of 1 Pa (0.004 inches of water gauge) when the doors to the rooms are closed.

**6.23 INTENTIONALLY DELETED**

**6.24 RADON IN AIR (SEP 2013)**

A. The radon concentration in the air of the Space shall be less than 4 picoCuries per liter (pCi/L) for childcare and 25 pCi/L for all other space, herein called "GSA action levels."

**B. INITIAL TESTING:**

1. The Lessor shall:
  - a. Test for radon that portion of Space planned for occupancy by the Government in ground contact or closest to the ground up to and including the second floor above grade (Space on the third or higher floor above grade need not be measured);
  - b. Report the results to the LCO upon award; and
  - c. Promptly carry out a corrective action program for any radon concentration which equals or exceeds the GSA action levels.

2. Testing sequence. The Lessor shall measure radon by the standard test in sub-paragraph D.1, completing the test not later than 150 days after award, unless the LCO decides that there is not enough time to complete the test before Government occupancy, in which case the Lessor shall perform the short test in sub-paragraph D.2.

3. If the Space offered for Lease to the Government is in a Building under construction or proposed for construction, the Lessor, if possible, shall perform the standard test during buildout before Government occupancy of the Space. If the LCO decides that it is not possible to complete the standard test before occupancy, the Lessor shall complete the short test before occupancy and the standard test not later than 150 days after occupancy.

**C. CORRECTIVE ACTION PROGRAM:**

1. Program Initiation and Procedures.

a. If either the Government or the Lessor detects radon at or above the GSA action levels at any time before Government occupancy, the Lessor shall carry out a corrective action program which reduces the concentration to below the GSA action levels before Government occupancy.

b. If either the Government or the Lessor detects a radon concentration at or above the GSA action levels at any time after Government occupancy, the Lessor shall promptly carry out a corrective action program which reduces the concentration to below the GSA action levels.

c. If either the Government or the Lessor detects a radon concentration at or above the GSA action levels at any time after Government occupancy, the Lessor shall promptly restrict the use of the affected area and shall provide comparable temporary space for the tenants, as agreed to by the Government, until the Lessor carries out a prompt corrective action program which reduces the concentration to below the GSA action levels and certifies the Space for re-occupancy.

d. The Lessor shall provide the Government with prior written notice of any proposed corrective action or tenant relocation. The Lessor shall promptly revise the corrective action program upon any change in Building condition or operation which would affect the program or increase the radon concentration to or above the GSA action levels.

2. The Lessor shall perform the standard test in sub-paragraph D.1 to assess the effectiveness of a corrective action program. The Lessor may also perform the short test in sub-paragraph D.2 to determine whether the Space may be occupied but shall begin the standard test concurrently with the short test.

3. All measures to accommodate delay of occupancy, corrective action, tenant relocation, tenant re-occupancy, or follow-up measurement, shall be provided by the Lessor at no additional cost to the Government.

4. If the Lessor fails to exercise due diligence, or is otherwise unable to reduce the radon concentration promptly to below the GSA action levels, the Government may implement a corrective action program and deduct its costs from the rent.

#### D. TESTING PROCEDURES:

1. Standard Test. Place alpha track detectors throughout the required area for 91 or more days so that each covers no more than 2,000 ABOA SF. Use only devices listed in the EPA Radon Measurement Proficiency Program (RMP) application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data (sample location, device type, duration, radon measurements, laboratory proficiency certification number, and the signature of a responsible laboratory official) within 30 days after the measurement.

2. Short Test. Place alpha track detectors for at least 14 days, or charcoal canisters for 2 days to 3 days, throughout the required area so that each covers no more than 2,000 ABOA SF, starting not later than 7 days after award. Use only devices listed in the EPA RMP application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data within 30 days after the measurement. In addition, complete the standard test not later than 150 days after Government occupancy.

#### 6.25 INTENTIONALLY DELETED

#### 6.26 HAZARDOUS MATERIALS (SEP 2013)

A. The leased Space shall be free of hazardous materials, hazardous substances, and hazardous wastes, as defined by and according to applicable Federal, state, and local environmental regulations. Should there be reason to suspect otherwise, the Government reserves the right, at Lessor's expense, to require documentation or testing to confirm that the Space is free of all hazardous materials.

B. Lessor shall, to the extent of its knowledge, notify Government of the introduction of any hazardous materials onto the Property by Lessor or others, including but not limited to, co-tenants occupying Space in the Building.

#### 6.27 MOLD (SEP 2013)

A. Actionable mold is mold of types and concentrations in excess of that found in the local outdoor air.

B. The Lessor shall provide Space to the Government that is free from actionable mold and free from any conditions that reasonably can be anticipated to permit the growth of actionable mold or are indicative of the possibility that actionable mold will be present (indicators).

C. At such times as the Government may direct, including but not limited to: after a flood, water damage not caused by the Government, or repairs caused by the Lessor, the Lessor, at its sole cost, expense and risk shall: (i) cause an industrial hygienist certified by the American Board of Industrial Hygienists or a qualified consultant (the Inspector) who, in either instance, is reasonably acceptable to the Government, to inspect and evaluate the Space for the presence of actionable mold or mold indicators; and (ii) cause the Inspector to deliver the results of its inspection and evaluation (the Report) to the Government within 30 days after it conducts same and, in all events, at the same time that it delivers the Report to Lessor. With the delivery of the Report to the Government, the Inspector shall notify the Government, in writing via cover letter to the report, if the Inspector discovers or suspects the existence of actionable mold or indicators in the leased Space.

D. The presence of actionable mold in the Premises may be treated as a Casualty, as determined by the Government, in accordance with the Fire and Other Casualty clause contained in the General Clauses of this Lease. In addition to the provisions of the Fire and Other Casualty clause of this Lease, should a portion of the Premises be determined by the Government to be un-tenantable due to an act of negligence by the Lessor or his agents, the Lessor shall provide reasonably acceptable alternative Space at the Lessor's expense, including the cost of moving, and any required alterations.

E. If the Report indicates that actionable mold or indicators are present in the leased Space, the Lessor, at its sole cost, expense, and risk, shall within 30 days after its receipt of the Report: (1) retain an experienced mold remediation contractor reasonably acceptable to the Government to prepare and submit to the Government and Lessor a remediation plan (the Plan) and within 90 days after the Government's approval of the Plan, remediate the actionable mold or the indicators in the leased Space, but prior to commencing such remediation, Lessor shall send the Government a notice stating: (i) the date on which the actionable mold remediation shall start and how long it is projected to continue; (ii) which portion of the leased Space shall be subject to the remediation; and (iii) the remediation procedures and standards to be used to implement the Plan and the clearance



criteria to be employed at the conclusion of the remediation; and (2) notify, in accordance with any applicable Federal, state, and local health and safety requirements, the Government employees as well as all other occupants of and visitors to the leased Space of the nature, location and schedule for the planned remediation and reasons therefore.

F. The Lessor shall be responsible for conducting the remediation in accordance with the relevant provisions of the document entitled "Mold Remediation in Schools and Commercial Buildings" (EPA 402-K-01-001, March 2001), published by the U.S. Environmental Protection Agency, as same may be amended or revised from time to time, and any other applicable Federal, state, or local laws, regulatory standards and guidelines.

G. The Lessor acknowledges and agrees that the Government shall have a reasonable opportunity to inspect the leased Space after conclusion of the remediation. If the results of the Government's inspection indicate that the remediation does not comply with the Plan or any other applicable Federal, state, or local laws, regulatory standards or guidelines, the Lessor, at its sole cost, expense, and risk, shall immediately take all further actions necessary to bring the remediation into compliance.

H. If the Lessor fails to exercise due diligence, or is otherwise unable to remediate the actionable mold, the Government may implement a corrective action program and deduct its costs from the rent.

**6.28 OCCUPANT EMERGENCY PLANS (SEP 2013)**

The Lessor is required to cooperate, participate and comply with the development and implementation of the Government's Occupant Emergency Plan (OEP) and if necessary, a supplemental Shelter-in Place (SIP) Plan. Periodically, the Government may request that the Lessor assist in reviewing and revising its OEP and SIP. The Plan, among other things, must include an annual emergency evacuation drill, emergency notification procedures for the Lessor's Building engineer or manager, Building security, local emergency personnel, and Government agency personnel.

**6.29 INTENTIONALLY DELETED**

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## SECTION 7    ADDITIONAL TERMS AND CONDITIONS

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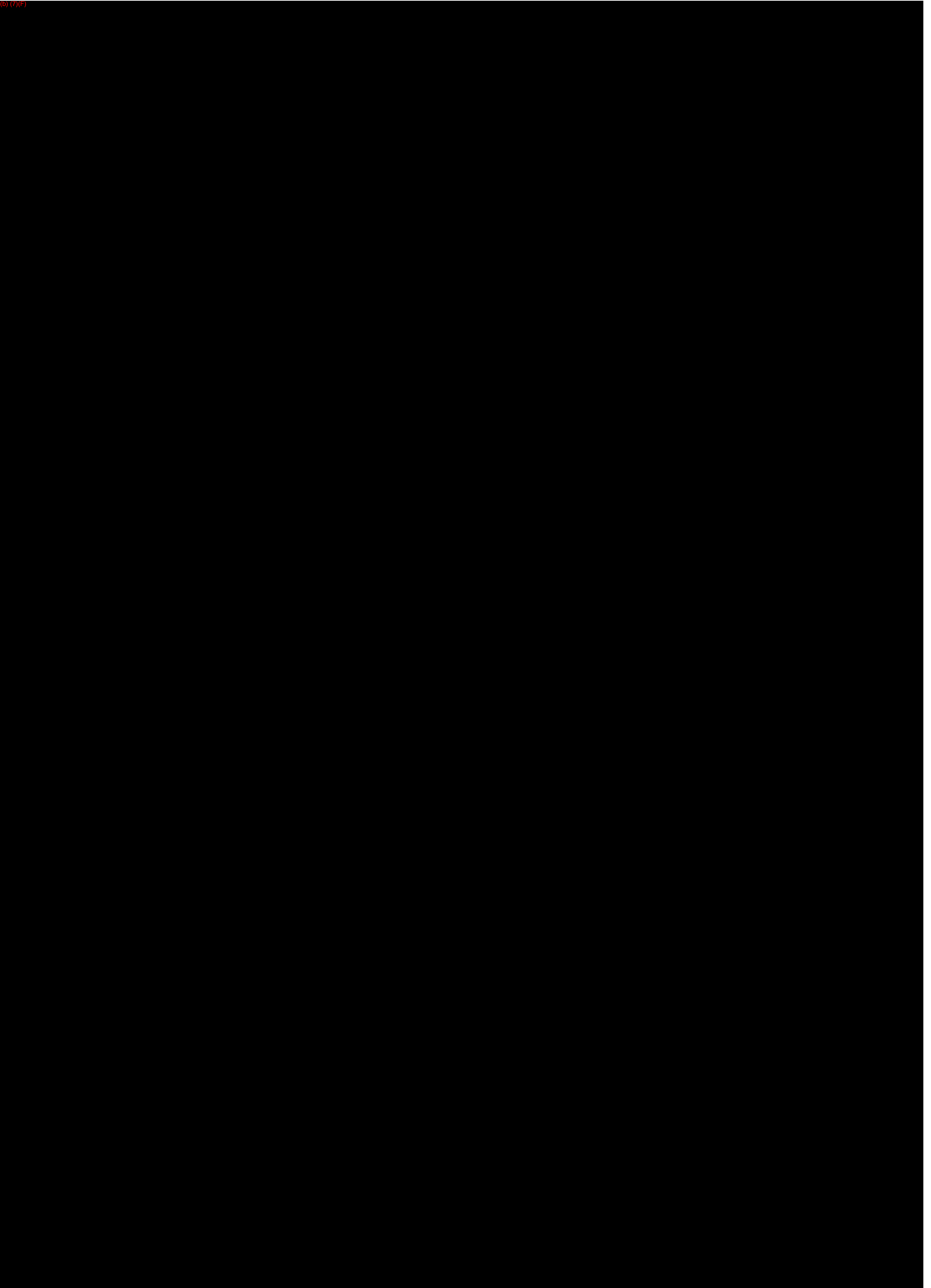
### 7.01    SECURITY STANDARDS (JUN 2012)

The Lessor agrees to the requirements of Security Level II attached to this Lease.

### 7.02    MODIFIED PARAGRAPHS

- 1.01    THE PREMISES
- 1.02    EXPRESS APPURTENANT RIGHTS
- 1.03    RENT AND OTHER CONSIDERATION
- 1.05    TERMINATION RIGHTS
- 3.12    VESTIBULES
- 3.15    FIRE ALARM SYSTEM
- 3.27    PARTITIONS: PERMANENT
- 3.31    FLOORS AND FLOOR LOAD
- 3.32    FLOOR COVERING AND PERIMETER
- 3.35    ELECTRICAL
- 3.37    PLUMBING
- 4.01    SCHEDULE FOR COMPLETION OF SPACE
- 5.04    DOORS: SUITE ENTRY
- 5.05    DOORS: INTERIOR
- 5.06    DOORS: HARDWARE
- 5.11    FLOOR COVERINGS AND PERIMETERS
- 5.13    ELECTRICAL: DISTRIBUTION
- 5.14    TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT
- 5.15    TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS
- 5.16    DATA DISTRIBUTION
- 5.18    LIGHTING: INTERIOR AND PARKING – TI
- 6.01    PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS

(b) (7)(E)





(b) (7)(F)

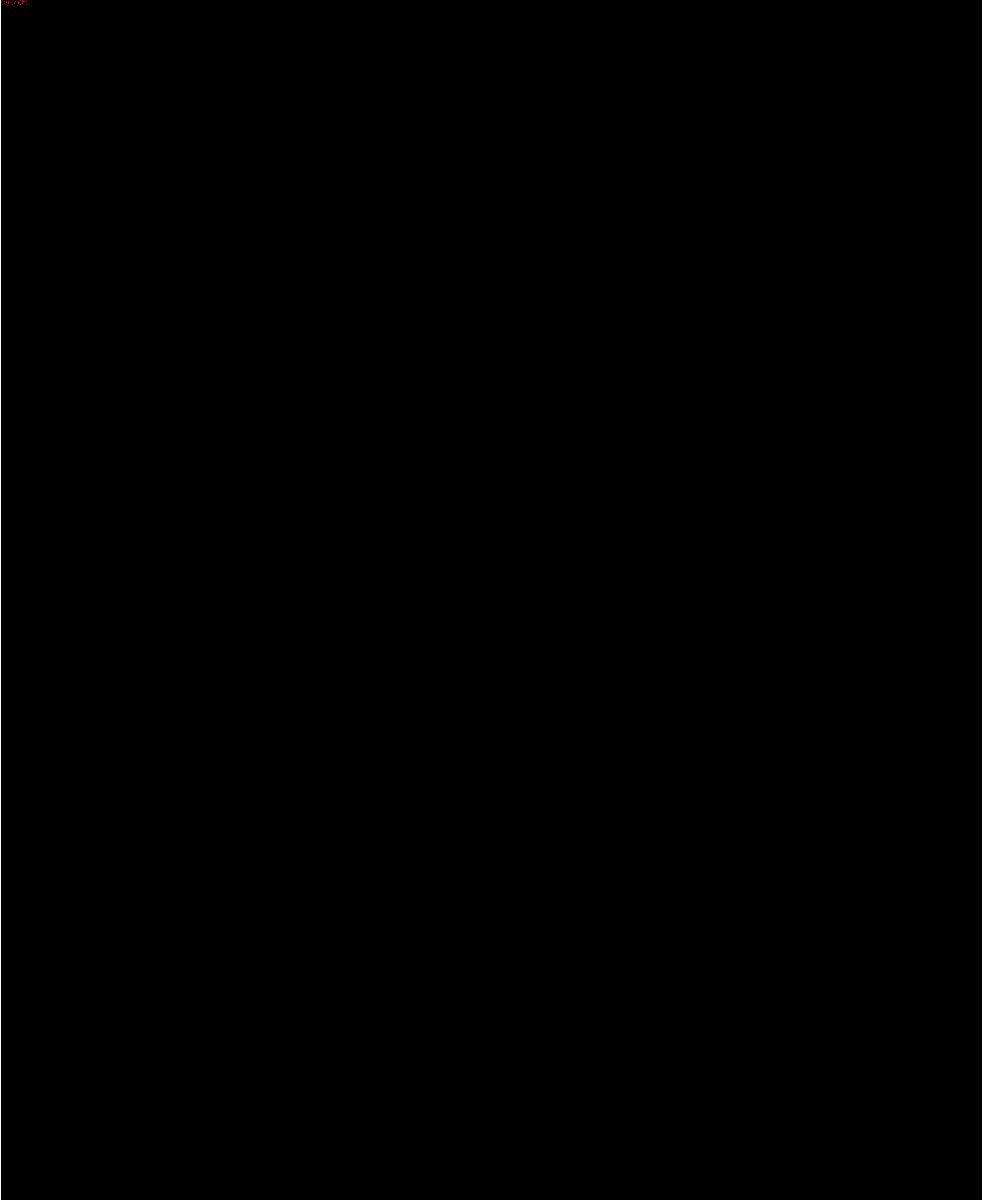


Exhibit B

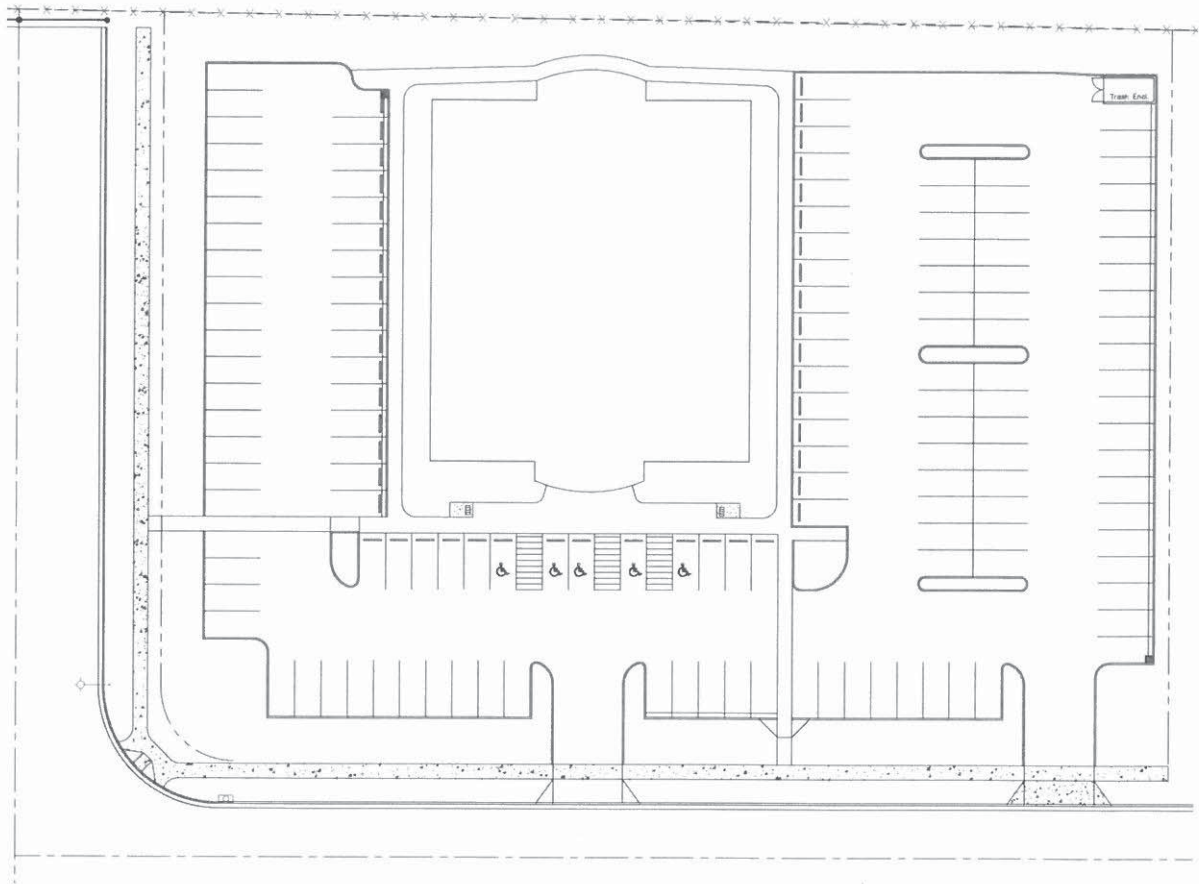


Exhibit A to RLP 2OR0206  
Agency Specific Requirements - Social Security Administration Field Office  
Medford, Oregon  
3/4/2014

The following Agency Specific Requirements (ASRs), including attachments, shall be included in the Lease. If discrepancies exist between the Lease and the ASR's, the requirements in the ASR's shall take precedence.

**1. INTERIOR VIEW WINDOWS (RELITES)**

The following number of interior view windows (7/32" tempered glass) is/are required with installed mini-blinds. The size of each window will be 4 feet wide, 3 feet high (finished glass) and 42" above the floor. Location(s) will be shown on the design intent drawing. Up to 3 windows will be considered standard non-reimbursable initial space alterations.

Managers Office 1  
Assistant Manager's Office 0  
Shared Services Room 1

**2. FLOORING, CARPET AND PAINT**

All floor coverings must be installed consistent with manufacturer's instructions including slab testing for moisture transmission prior to flooring installation. Floor preparation must meet criteria identified by the Carpet and Rug Institute (CRI) publication 104.

Carpet tiles (18" square preferred 24" are acceptable) are required in lieu of rolled carpet. The lessor shall provide the Government with a quantity of carpet tiles from the same dye lot as that installed equal to ten (10) percent of the tiles installed for future replacement. The lessor shall be responsible for tile storage and replacement

**3. SIGNS/SIGNAGE**

Signage shall be provided to ensure the visiting public can easily locate SSA space. A signage plan demonstrating compliance to this requirement may be requested by the Government.

In multi-occupancy buildings, signs on doors from public corridors (minimum 4" by 6") are required in addition to the lobby directory.

Preferred building signage is separate block letters mounted on the building exterior or on a double-sided yard sign, and is required in single tenant buildings. The size of the letters must be at least 12 inches high and 6 inches wide and mounted on a background. All signage to be reviewed and approved by the Government. The sign is to read:

SOCIAL SECURITY ADMINISTRATION



Exhibit A to RLP 2OR0206  
Agency Specific Requirements - Social Security Administration Field Office  
Medford, Oregon  
3/4/2014

**4. INTRUSION DETECTION SYSTEM AND GENERAL SECURITY/SAFETY REQUIREMENTS**

(b) (7)(F)



B. Depending on the age of the alarm system, the lessor shall:

o Relocate some or all of the key components of our existing intrusion detection system

(b) (7)(F)



or

o Purchase and install an entirely new system.

(b) (7)(F)



(b) (7)(F)



Exhibit A to RLP 2OR0206  
Agency Specific Requirements - Social Security Administration Field Office  
Medford, Oregon  
3/4/2014

(b) (7)(F)



K. Portable fire extinguishers shall be supplied in all facilities even though the property may be equipped with automatic sprinklers, stand-pipe and hose, or other fixed protection equipment. Travel distance to an extinguisher must not exceed 75 feet in non-sprinkled buildings.

(b) (7)(F)



M. Potable water supply system (including piping, solder and fixtures) meet EPA "lead-free" standard, manufactured in accordance with ANSI/NSF International Standard 61.

## 5. TELEPHONE EQUIPMENT REQUIREMENTS

A. A Government owned VoIP telephone system will be installed in the DCR room. The lessor's electrical contractor will provide and install all data cabling to support the system. Any conduit for the telephone station cable, which must be a minimum of one-inch in diameter, will terminate inside the DCR. Similarly, the lessor's electrical contractor shall also provide conduit to allow cable to be installed from the outside of the building to this room. Three (dedicated circuit) telephone outlets will be required inside the room. One outlet will be used for a T-1 line; one for the intrusion detection alarm monitoring; and one for an analog line which will be used for trouble shooting of the computer system equipment.

B. The lessor's data contractor will also be responsible for extending phone service from the demarcation point of the building to the DCR and installing cabling to support analog phone line from the DCR to each fax machine and TTY machine location within the office space.

C. NOTE: Lessor is responsible for ordering and maintaining a separate phone line for the building fire alarm system.



**Exhibit A to RLP 2OR0206**  
**Agency Specific Requirements - Social Security Administration Field Office**  
**Medford, Oregon**  
**3/4/2014**

D. A 4' foot high by 8' foot wide by ¾ inch thick plywood, Class C or better, treated with at least two coats of fire retarding paint/or sealant shall be mounted on one wall. The longest side of the plywood shall be installed horizontally with the lowest edge 36 inches above the floor. The location of the plywood will be shown on the design intent drawings

E. Two electrical receptacles are required on the wall space below the plywood. The receptacles shall be a convenience duplex receptacle, 115-volt AC, on a minimum 20 Amp circuit, fed from any panel in the SSA space OTHER THAN the isolated ground IWS/LAN panel. This convenience outlet need not be on a dedicated circuit.

F. Adequate facilities for distributing cable from the telephone system to individual telephones are required.

G. Access to space where voice, fax, data and alarm phone wiring is to be installed will be provided by the lessor at least two weeks prior to occupancy. For areas above false ceilings, this can be accomplished by:

- o Not installing ceiling tile until such time as the telecommunications equipment and/or wiring has been installed, or

- o Providing the labor necessary to remove ceiling tile to enable telecommunications and/or wiring to be installed and then replace the tiles once the work is completed, at no cost to the Government.

## **6. EARTHQUAKE ANCHORING**

The lessor may be required to furnish and install materials necessary to correct non-structural earthquake hazards by restricting movement in the event of an earthquake. This will include tying and/or banding together file cabinets, bookcases and shelving.

Additionally, file cabinets, bookcases, shelving of all types, and partitions must be bolted or secured by other means to walls or floors as appropriate, in some areas, consider use of wedges (wooden or otherwise) to slightly tilt file cabinets to minimize the opening of drawers during shaking caused by an earthquake.

The lessor will coordinate with the on-site manager to identify the exact quantities and locations of the items to be secured. The Lessor will coordinate with GSA for agreement on scope, schedule, cost and payment.

## **7. DEDICATED CIRCUIT & DATA CABLE DROP FOR PHOTOCOPIER**



Exhibit A to RLP 20R0206  
Agency Specific Requirements - Social Security Administration Field Office  
Medford, Oregon  
3/4/2014

Lessor shall furnish and install a dedicated NEMA 5-20R orange Isolated Ground Receptacle with a dedicated isolated circuit and a Data Cable drop (in addition to those specified in the IWS/LAN Electrical/Data Cabling Specifications) is required for each photocopier.

2 photocopier(s) will be located in this office.

The photocopier locations will be shown on the Design Intent Drawing layout.

## 8. ELECTRICAL AND DATA LINES

The attached "**SSA Intelligent workstation/Local Area Network (IWS/LAN) Requirements For Site Preparation**" shall be used for specifications of electrical/data work for this request. This document is not to be used for construction. A detailed set of electrical design guideline drawings will be provided by SSA's Contractor during the construction process. To expedite development, the lessor shall provide one copy of the following within 30 calendar days of the signed lease:

A. Written statement regarding whether or not the ceiling is used as a return air plenum.

B. Single Line Diagram drawing including:

- o Service voltage
- o Service entrance type & service entrance equipment size.
- o Switchboard and panel board schedules including voltage, mains main circuit size, and number/location of spare/spaces's available.
- o Interconnection of all switchboards, panel boards, and transformers.
- o Size of all feeders to switchboards and panel boards.
- o Available fault current at the Service Entrance Equipment, the short circuit rating of all switchboards and panel boards, and any series rating information if applicable.

C. As-Built Floor Plan(s) which include:

- o Location of incoming service, utility meter and service entrance equipment.
- o Location of all switchboards, panel boards and transformers.

**NOTE:** SSA's electrical engineer contractor's scope of work is to provide electrical and data construction documents for the entire IWS/LAN computer system and the associated Systems Furniture, only.

## 9. STORAGE ROOM (Approximately 270 Square Feet)

**Exhibit A to RLP 2OR0206**  
**Agency Specific Requirements - Social Security Administration Field Office**  
**Medford, Oregon**  
**3/4/2014**

A storage room with painted ceiling-high walls will be located in the space. The Storage room will provide for on-site forms, equipment storage, and mail activities.

A. FLOORING: The floor shall be resilient vinyl composition tile.

B. FIRE PROTECTION DEVICES: An ABC type fire extinguisher is required to be furnished, installed and maintained by the lessor.

C. DOOR / LOCK: The entry door shall be solid wood core or metal sheathed and have inaccessible hinge pins or have nourishing fixed-hinge pins. The door shall include a 4" x 2' view panel. The door shall be equipped with push button handle lock. All keys to the room shall be controlled by SSA.

D. LIGHTING: If room is windowless, it shall contain emergency lighting that provides at least 0.5 foot-candles of illumination.

**10. DATA COMMUNICATION ROOM (DCR) (Approximately 130 Square Feet)**

A DCR with painted ceiling-high walls will be located in the space. The DCR room will accommodate a minimum configuration consisting of the following: a telephone system; a Local Area Network (LAN) file server and related equipment, e.g., a LAN rack, and computer equipment consisting of a controller and printer and security system.

A. HVAC: The lessor/lessor's team must design, provide, maintain and operate a separate commercial-grade HVAC system in accordance with the latest edition of ASHRAE 55 and 62. The HVAC system must maintain the DCR at a temperature range between 72 degrees and 80 degrees Fahrenheit and between 20 and 80 percent relative humidity non-condensing, 24 hours a day, 7 days a week. The DCR must have a separate thermostatic control inside the room. The HVAC system must be capable of maintaining plus or minus 2 degrees of the thermostat setting. The costs for maintaining the temperature condition in this room shall be included in the lease rate.

The Offeror shall submit the rate for providing HVAC for the DCR Room beyond the normal hours specified in the Lease Section 6 (UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM), paragraph 6.01 entitled PROVISION OF SERVICES, ACCESS, AND OBLIGATIONS DURING THE LEASE TERM." (This is for GSA planning purposes only.)

The size of the HVAC unit to be used should be determined based on the total BTU output shown below. The lessor shall maintain/service the HVAC unit.

EQUIPMENT (Telephone)	BTU'S	2000
EQUIPMENT (IWS/LAN)	BTU'S	7200



Exhibit A to RLP 2OR0206  
Agency Specific Requirements - Social Security Administration Field Office  
Medford, Oregon  
3/4/2014

TOTAL 9200

B. The DCR shall contain a minimum of five standard duplex electrical outlets circuited to a general purpose panel board, and four duplex electrical outlets, type IG NEMA 5-20R for equivalent circuited to an isolated ground panel board located in the DRC room. Three of these IG electrical outlets will be devoted to the IWS/LAN rack.

**See Attachments:** IWS/LAN GENERIC SPECS (Not for Construction), DCR LAN RACK DETAIL, TYPICAL IWS/LAN CAT 6 CABLE, and GENERAL NOTES.

C. FIRE PROTECTION DEVICES: CO2 fire extinguisher is required to be furnished, installed and maintained by the lessor.

D. PARTITIONS/FLOORING: Commercial grade vinyl composition tile floor covering is required.

(b) (7)(F)



F. LIGHTING: If room is windowless, it shall contain emergency lighting that provides at least 0.5 foot-candles of illumination.

**11. MULTIPURPOSE ROOM (Approximately 300 Square Feet)**

A. WALLS: A multi-purpose room with painted ceiling-high walls will be located in the space. Walls, doors and other penetrations surrounding the Multipurpose Room must maintain a minimum Sound Transmission Coefficient (STC) of 45 or better.

(b) (7)(F)



C. LIGHTING: If room is windowless, it shall contain emergency lighting that provides at least 0.5 foot-candles of illumination.

D. SINK AND CABINET





Exhibit A to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Field Office**  
Medford, Oregon  
3/4/2014

- o Furnish and install a \_10'0" long by 2'0" deep kitchen -type counter, 3'0" high. The top and visible edges shall be plastic laminate, with pre-formed top with raised edges, a coved inner corner and a 6" backsplash. A double compartment 20-gauge stainless steel sink, plumbed for hot and cold running water with a movable high-rise laundry-type mixing faucet, and measuring approximately 33" x 22" x 7-3/8" deep shall be located at one end of the counter.
- o Furnish and install base cabinets beneath, finished to match room decor, with four pairs of doors. Three of the pairs of doors shall each have a drawer above and one adjustable shelf inside.
- o Furnish and install matching wall-mounted cabinets above, 10'0" long x 1'4" deep x 2'0" high, with one adjustable shelf in each.
- o Furnish and install a disposal in the kitchen sink, (Emerson model E100 1/2HP or equivalent).
- o Furnish and install a mounted paper towel holder and soap dispenser by the sink. The lessor shall provide paper towels and liquid hand soap, which is biodegradable and unscented.

E. CHALKBOARD/WHITEBOARD: The Government reserves the right to install a chalkboard/whiteboard approximately 6' by 8' on a wall inside the Multipurpose Room. Government will provide chalkboard/whiteboard for lessor to install. (As required, de-install the chalkboard/whiteboard from existing site and install at the new site).

F. FLOORING: Vinyl tile floor covering in the area near the sink is required. This will be a 3' wide vinyl tile strip running the length of the sink cabinet. Dependent upon the final space layout, vinyl floor covering may be required for all or a portion of the Multipurpose Room, for example, 1/2 carpet tile and 1/2 vinyl covering.

G. HVAC: Ventilation for the Multipurpose Room shall be provided in accordance with ASHRAE Standard 62, Ventilation for Acceptable Indoor Air Quality where physically practical. The room shall have an individual thermostat inside the room.

H. EXHAUST FANS: Install exhaust fans where required by building code only.

## **12. INTERACTIVE VIDEO TRAINING (IVT) ROOM (Approximately 290 Square Feet)**

An IVT room shall be located in the space. The room will be located in the inner area of the office space. It will not be located along exterior windows whenever possible. It will also not be located adjacent to any noise or vibration producing building elements, such as elevators (shafts

Exhibit A to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Field Office**  
Medford, Oregon  
3/4/2014

or machine rooms), mechanical rooms, restroom plumbing walls, doors or corridors that contain high traffic, etc.

A. **WALLS:** Walls will be painted ceiling-high. Walls, doors and other penetrations surrounding the room must maintain a minimum Sound Transmission Coefficient (STC) of 45 or better.

(b) (7)(F)

C. **LIGHTING:** Lighting shall be provided by fluorescent ceiling fixtures. The fixtures shall be equipped with parabolic louvers/lenses. The lamps shall be in the 3600 to 4900 Kelvin range, the T8 or T5 cool white lamp type. The lamps shall be located in such a configuration and pattern so as not to produce glare on the monitor as seen from the conference table and still provide adequate light on the conference table and the participants. The level of light on the conference table surface and participants shall be between 80 and 100 foot candles. For video teleconferencing purposes, the other areas of the room, i.e., behind the conference table and over the equipment and monitor, shall be at least 60 foot-candle. A dimmer switch shall be installed to allow for adjusting lighting levels.

The room shall contain emergency lighting that provides at least 0.5 foot-candles of illumination.

D. **FLOORING:** The floor covering shall be carpet tile. The ceiling shall be suspended, acoustical panels.

E. **ELECTRICAL & TELEPHONE REQUIREMENTS:** Special duplex outlets (not to exceed four) on dedicated circuits for training workstations will be required. These receptacles shall be isolated ground type, orange in color, 20 amp, 125 volt. The standard electrical alterations shall be one duplex outlet to every 100 sf of total office space.

In addition the IVT equipment in the room will require, at a minimum, one isolated ground duplex receptacle on a dedicated circuit. The duplex receptacles shall be isolated ground-type, orange in color, 20 amps, 125 volts. It shall be located within 3 feet of the IVT equipment, on the short wall of the room. It shall be wired to a dedicated 20 amp, one pole circuit breaker back to existing isolated ground panel board. A separate isolated ground wire and neutral conductor should be run with a phase conductor. There shall be a similar circuit provided for the Codec unit, where ever it is installed. Design Intent Drawings (DIDs) will be provided identifying the exact placement, number, amperage, etc. for outlets needed in the room.

A separate telephone line will be installed within the IVT room for use by participants and for service personnel.

Exhibit A to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Field Office**  
Medford, Oregon  
3/4/2014

F. HVAC: Supplemental, separately zoned heating, ventilation, and air-conditioning in conformance with GSA and ASHRAE standards, is required. All duct penetrations into the room shall be baffled so as not to compromise the STC requirement. Low velocity systems are necessary to minimize equipment and system generated noise.

(b) (7)(F)



**13. RECEPTION ROOM (Approximately 805 Square Feet)**

A. HVAC SYSTEM: During working hours in periods of heating and cooling, ventilation shall be provided in accordance with ASHRAE Standard 62, Ventilation for Acceptable Indoor Air Quality where physically practical and to maximize tenant satisfaction. The HVAC system must be designed to supply at least 6 complex air changes per hour with a minimum of 20 percent fresh air. The room shall be separately zoned and have an individually controlled thermostat with security cover installed in the Reception Room.





Exhibit A to RLP 2OR0206  
Agency Specific Requirements - Social Security Administration Field Office  
Medford, Oregon  
3/4/2014

B. CHAIR RAIL: A clear plastic or vinyl chair rail (4" by 1") is required on all inside perimeter walls of the Reception Room. The bottom of the rail is to be located 28 inches above the floor.

C. DRINKING FOUNTAIN: A drinking fountain shall be installed in the Reception Room for the public when plumbing is economically feasible. The fountain(s) shall be fully handicapped accessible and have an up-front spout and control located no higher than 36 inches above the finished floor. Controls shall be hand or hand-and-foot operated and water shall be chilled. This fountain is in addition to the fountain(s) required by the Lease Section 3 (CONSTRUCTION STANDARDS AND SHELL COMPONENTS), paragraph 3.38 entitled "DRINKING FOUNTAINS."

The requirement for the public fountain may be waived if the office is located in multi-tenant space and a full handicapped accessible fountain is available for public use in the building lobby or hallway in close proximity to the office.

(b) (7)(F)



#### 14. INTERVIEW WINDOWS AND COUNTERS IN RECEPTION ROOM AND FRONT END INTERVIEWING AREA

The Reception area and Front End Interviewing areas will be separated from the remainder of the office by a security wall. This wall will be standard wall construction.

A. The walls shall include:

(b) (7)(F)



- o Approximately 4 built-in windows, with public counters, for Reception workstations.
- o Approximately 4 built-in windows, with public counters, for the Front End Interviewing workstations.
- o Privacy walls (each approximately 2' 6" long or 3' if counter is 19") separating all of the windows. These privacy walls will run perpendicular to the security wall and will also be standard wall construction.

Exhibit A to RLP 2OR0206  
Agency Specific Requirements - Social Security Administration Field Office  
Medford, Oregon  
3/4/2014

- o Windows with metal roll shutters. **See attached Roll Shutter Specifications.** These roll shutters may be switched out for Lexan glass and mini blinds, at the Reception counters only, depending on the final office layout. Window details will be provided on the design intent drawings.
  - o Portion of the reception and interviewing walls directly below the interviewing counters on the public side shall be covered with 1/8 inch plexi-glass.
  - o A minimum of two windows, one in Reception and one in Front End Interviewing, will be handicapped accessible. Window opening details will be provided on the design intent drawings.
- B. FLOOR COVERING: Depending on the final space layout, carpet tiles may be required for all or a portion of the Reception Room, for example, 1/2 carpet tile and 1/2 vinyl covering.
- C. SELF HELP COUNTERS IN THE RECEPTION AREA: There shall be two counters installed. The first counter for stand-up self-help shall be 19 inches wide by 6 feet long. The top surface shall be 40 inches high. The second counter for sit down self-help shall be 19 inches wide by 6 feet long. Top surface shall be 30 inches high.

## 15. RESTROOMS

Separate men's and women's restrooms are required for the visiting public. The restrooms are in addition to the restroom requirements contained in the Lease Section 3 (CONSTRUCTION STANDARDS AND SHELL COMPONENTS), paragraph 3.39 entitled "RESTROOMS" and paragraph 3.40 entitled "PLUMBING FIXTURES: WATER CONSERVATION."

These restrooms will be adjacent to the Reception Room, without entrance to the open office area. Building standard fixtures may be used. Each restroom will have one toilet and one sink, unless more are required by building code. These restrooms will be as small as possible while remaining ADA and ABAAS compliant.

The men's and women's restrooms must meet the requirements of the Uniform Federal Accessibility Standards (UFAS) (49 FR 31528, August 7, 1984). This applies to both the employee and visitor restrooms.

Automatic door closure devices shall be furnished and installed on the doors to the restrooms; the closure devices shall be consistent with handicapped requirements for force needed to open.

Door shall be lockable with an emergency lock override. The lock shall include the "in-use" feature. See Door Hardware for Public Restrooms Specifications.



Exhibit A to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Field Office**  
Medford, Oregon  
3/4/2014

Separate men's and women's employee restrooms within SSA secure space are required, and are to be built out according to applicable codes and the Lease.

## **16. VESTIBULE**

A vestibule (not calculated in the net useable square feet) is required if the public entrance to the space is directly to the outside. All doors in the vestibule shall be equipped with Automatic Door Openers. ***See Attached Power Assist Door Specifications.***

## **17. PROHIBITED ITEMS**

Following is a nonexclusive list of items that *may not* be installed in SSA field offices unless authorized as described at the beginning of this document:

- A. Additional plumbing, such as for icemakers.
- B. Hard-wired appliances, such as stoves, ceiling fans and hand dryers.
- C. SSA-funded improvements to shell space, such as sidewalks, patios or awnings.
- D. Accordion doors.
- E. Coat closets.
- F. Above-standard sound conditioning (higher STC rating than specifically required).
- G. Above-standard flooring, such as ceramic tile, roll carpet or roll vinyl.
- H. Platforms to raise seating.
- I. Wall paper.
- J. Diaper changing stations.

## **18. ATTACHMENTS**

- 1. IDS Specifications
- 2. Panic Bar Specifications
- 3. DMP Door Gard Specifications
- 4. Wiegand Interface Module Specifications
- 5. Remote Link Specifications
- 6. Power Assist Door Specifications
- 7. IWS/LAN Generic Specs (Not for construction)
- 8. DCR LAN Rack Detail, Typical IWAS CAT 6 Cable, and General Notes
- 9. Roll Shutter Specifications
- 10. Door Hardware for Public Restrooms
- 11. Valcom Overhead Speaker System
- 12. CCTV Specifications
- 13. FPS Qualified Installer List
- 14. Megacenter Alarm Requirements (MAR)



Exhibit A to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Field Office**  
Medford, Oregon  
3/4/2014

- 15. ISC Blast Film Requirements
- 16. Exhaust Fan Zephyr Specs

[ \* ] "walkable" means that pedestrian access, along code-compliant sidewalks and crosswalks, exists along the entire route.

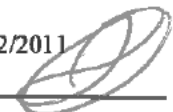
[ † ] "clean" means showing only exterior walls, windows and doors, and only those interior columns, walls, etc. which are structural and cannot be removed.





# **SPECIFICATION FOR INTRUSION DETECTION SYSTEM**

**“FOR OFFICIAL USE ONLY”**



## TABLE OF CONTENTS

### SECTION 1

#### OVERVIEW OF SPECIFICATION

OFFERED PRICES

SYSTEM DESIGN

DE-INSTALLATION

RESTORATION

### Part 1 GENERAL

1.01 SCOPE

1.02 DESCRIPTION OF SYSTEM

### Part 2 SYSTEM COMPONENTS

(b) (7)(F)



### Part 3 EXECUTION

3.01 INSTALLATION

3.02 PAINTING, PATCHING, AND REPLACEMENT

3.03 COORDINATION OF WORK

### Part 4 USER INSTRUCTION

### Part 5 SUBMITTAL OF TECHNICAL SYSTEM INFORMATION

5.01 SHOP DRAWINGS

5.02 MANUFACTURER'S LITERATURE

### Part 6 ACCEPTANCE TESTING

### Part 7 SURPLUS PROPERTY

### SECTION 2 APPENDIXES

APDX 1. IDS BIDSHEET

APDX 2. CONTRACTOR CHECKLIST

APDX 3. MAR PACKAGE (Separate Attached Document)

\_\_\_\_\_  
Lessor & Government  
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2

Rev. 4/22/2011

**Exhibit A to RLP 2OR0206**  
SSA INTRUSION DETECTION SYSTEM SPECIFICATION

**OVERVIEW**

These specifications require the lessor to either (at Government's option):

- (1) Provide and install new equipment,  
AND/OR
- (2) Remove existing Government-owned equipment from the present location and reinstall it at the new location.

OFFERED PRICES:

An itemized list of unit prices shall be provided to each offeror. The unit prices must be all-inclusive to include equipment and materials required, labor for installation and programming, taxes or other charges, etc. Intrusion Detection System (IDS) unit prices offered shall be included in the decision of the lease award.

SYSTEM DESIGN:

The IDS design shall be provided by GSA and shown on the space layout drawings that will be given to the successful offeror. After GSA's inspection and acceptance of the space and the IDS, lump sum payment shall be made to the offeror in accordance with the specification and the items shown on the space layout drawings.

DE-INSTALLATION:

Government-provided equipment is the equipment to be removed from the existing site and shall be listed on the final space layout. The contractor shall test all equipment designated for relocation prior to removal, and shall NOT relocate equipment found to be faulty. After notifying the Contracting Officer's Technical Representative (COTR), he shall then provide and install the new equipment at the offered "provide and install" price.

Removal of Government equipment from the present location must be done with due diligence and care, consistent with professional workmanship standards, to prevent needless damage to the walls, ceilings, and floors, however, drywall patching and painting shall not be required. See part 7 for removal of old equipment if it is not reinstalled in the new space.

RESTORATION:

The successful offeror (new lessor) waives restoration rights of future move-outs.

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Rev. 4/22/2011

## Part 1 GENERAL

### 1.01 SCOPE

#### a. Work Includes:

1. Furnish, install, adjust and make fully operational a complete security system as described herein and on the attached drawings.

(b) (7)(F)



3. Provide technical drawings and submittals as defined within this specification and perform employee training on the system to selected agency personnel.

### 1.02 DESCRIPTION OF SYSTEM

(b) (7)(F)



## Part 2 SYSTEM COMPONENTS

### 2.01 GENERAL

All devices, wire, and equipment shall be listed by the Underwriters Laboratory or be Factory Mutual approved and shall be installed in full accordance with the manufacturer's installation guides/requirements, including instruction manuals. Equipment to be installed shall be referenced on the drawings provided. The contractor is to provide all the equipment necessary for a full and complete system, as noted below.

Note: If specifically stated elsewhere in the contract, the Government may provide equipment. This equipment is either specified to be removed from the existing site as shown on the space layout drawing, or shall be shown on a separate listing within this contract.

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Rev. 4/22/2011



Exhibit A to RLP 20R0206  
SSA INTRUSION DETECTION SYSTEM SPECIFICATION

(b) (7)(F)



\_\_\_\_\_  
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INITIALS

5

Rev. 4/22/2011

Exhibit A to RLP 20R0206

SSA INTRUSION DETECTION SYSTEM SPECIFICATION

(b) (7)(F)



\_\_\_\_\_  
Lessor & Government  
INITIALS

Rev. 4/22/2011

6

Exhibit A to RLP 20R0206

SSA INTRUSION DETECTION SYSTEM SPECIFICATION

(b) (7)(F)



\_\_\_\_\_  
Lessor & Government  
INITIALS

Rev. 4/22/2011

Exhibit A to RLP 20R0206

SSA INTRUSION DETECTION SYSTEM SPECIFICATION

(b) (7)(F)



\_\_\_\_\_  
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8

Rev. 4/22/2011

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## Exhibit A to RLP 2OR0206

### SSA INTRUSION DETECTION SYSTEM SPECIFICATION

#### 2.11 APPROVAL FOR EQUAL

Approval for equal equipment must be obtained from the COTR before commencement of work. Requests for approval of equal must include manufacturer's cut sheet and performance specification of both the proposed equal and the government recommended unit to permit technical evaluation and comparison.

### Part 3 EXECUTION

(b) (7)(F)



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INITIALS

Rev. 4/22/2011

Exhibit A to RLP 20R0206  
SSA INTRUSION DETECTION SYSTEM SPECIFICATION

(b) (7)(F)



\_\_\_\_\_  
Lessor & Government  
INITIALS

10

Rev. 4/22/2011

Exhibit A to RLP 20R0206  
SSA INTRUSION DETECTION SYSTEM SPECIFICATION

(b) (7)(F)



m. Specialists: Installation specialists must have completed manufacturer's equipment training and be able to present certification of the training received. A contractor "Specialist" shall be used for initial system design and CCP programming and for the final acceptance testing.

n. Workmanship: All materials and workmanship provided by the contractor shall be in accordance with best practices of the security systems installation trade and shall meet Underwriters Laboratories (UL) Standards for Safety, National Fire Protection Association (NFPA) requirements (if applicable), National Electric Code (NEC), and any other applicable state and local codes.

(b) (7)(F)



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Lessor & Government  
INITIALS

11

Rev. 4/22/2011

## Exhibit A to RLP 2OR0206

### SSA INTRUSION DETECTION SYSTEM SPECIFICATION

(b) (7)(F)



The government agency shall be responsible for ordering the line and payment of all costs for the line. The contractor shall note the alarm system telephone number on the inside cover of the CCP for future reference.


NOTE: THE CONTRACTOR SHALL REPORT THE TELEPHONE NUMBER OF THE ALARM SYSTEM TELEPHONE TO THE TSD OR THE COTR.

(b) (7)(F)



p. Attachment of **Primary Fire Devices Prohibited:** No primary fire alarm device may be attached to the CCP. Fire alarm systems are to be totally separate and distinct. Secondary devices must be approved in advance by the TSD.

(b) (4), (b) (3) (A), (b) (3) (B)



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12

Rev. 4/22/2011



## Exhibit A to RLP 20R0206

### SSA INTRUSION DETECTION SYSTEM SPECIFICATION

(b) (7)(F)

#### 3.02 PAINTING, PATCHING, AND REPLACEMENT

- a. Patching: Repair building finish damaged due to work of this project to match existing adjacent surfaces.
- b. Painting: Paint exposed raceway and components to match adjacent surfaces, except those with factory-finished surfaces. Touch up factory-finished surfaces that are scratched or marred to original condition.
- c. Replacement: Replace all ceiling tile and wood trim damaged due to work of this project to match existing.
- d. Cleanup: Removal of trash, wire, and debris from the work site and vacuum where ceiling tiles or panels have been removed.

#### 3.03 COORDINATION OF WORK

- a. Scheduling: All work shall be coordinated with the designated representative on site as to time and conditions.

**A schedule of the work shall be provided to the COTR and the Agency Representative on site at least five (5) working days prior to commencement of the work and the agency will then coordinate with the TSD for final acceptance testing.**

- b. Drilling & Removal/Replacement of Ceiling Tile: Wall drilling and/or ceiling tile or panel removal/replacement may require that the work be completed after building closure (normal business hours). It is the contractor's responsibility to know drilling requirements, conditions, and to schedule appropriately to meet such requirements.

## Part 4 USER INSTRUCTION

Provide instruction to designated personnel as necessary to ensure that they are able to operate and program, as needed, the digital keypads and other user devices. The contractor shall conduct employee training on the system after completion of the installation and before the final inspection. At the time of the final inspection, personnel trained must demonstrate the capability to perform the above tasks by arming and disarming the system, and performing all the activated functions on the menu of the digital keypad.

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INITIALS

Rev. 4/22/2011

13

## Exhibit A to RLP 20R0206

### SSA INTRUSION DETECTION SYSTEM SPECIFICATION

## Part 5 SUBMITTAL OF TECHNICAL SYSTEM INFORMATION

### 5.01 SHOP DRAWINGS

Submit a MegaCenter Alarm Requirement (MAR) document (Appendix 2) and the accompanying shop drawings to the COTR. This can be done electronically or by hard copy. Drawings shall include the following:

- a. Wiring diagram identifying, by type and location, all components of the system, including expansion module locations giving their addresses. It shall include a schematic showing the power to the components of the system and the actual routing of the cabling between all the system components.
- b. Zones and partitions shall be separately color-coded linking all points, devices, and areas. Mark all account, partition, zone, point, and area information and attach a copy to the inside of the door of the CCP enclosure along with the alarm system telephone number.
- c. Show the exact location of each power supply not located in or near the CCP. Provide a list of devices that are powered by each power supply, indicating individual device power requirements.

### 5.02 MANUFACTURER'S LITERATURE

Provide manufacturer's literature marked to show model, catalog number, relevant data, and optional features of the equipment. Literature shall include CCP and keypads, and all other installed devices, other than magnetic contacts. These submissions shall be provided to the COTR prior to scheduling the final inspection.

## Part 6 ACCEPTANCE TESTING & WARRANTY

Fill out and submit the Megacenter Acceptance Requirements (MAR) Document (attached) at least 24 hours prior to final testing the system. **Notify FPS, TSD at (888) 511-5062** when ready to perform the testing. The TSD shall instruct the contractor on the programming procedures and shall have the CCP programming data uploaded prior to the final acceptance test. The FPS Inspector assigned to the facility should be present at the final acceptance test of the system.

All documentation and required submissions shall be complete and provided to the COTR before acceptance tests are scheduled. The contractor shall ensure the CCP and end-of-line devices are fully programmed and tested prior to calling for a final acceptance inspection. The final inspection shall include, but not be limited to, a full end-of-line device test, a digital keypad function test, programming review, an inspection of the wiring and EMT, a verification of receipt of alarms at the alarm central receiving station and also at any locally designated annunciation devices. It shall also include an inspection of the overall workmanship.

The contractor shall notify the COTR, in writing or email, at least five working days in advance of the requested date of acceptance testing.

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Rev. 4/22/2011

14

## Exhibit A to RLP 2OR0206

### SSA INTRUSION DETECTION SYSTEM SPECIFICATION

The COTR reserves the right to amend the date +/- 14 working days. The contractor shall schedule and conduct acceptance testing of the system in the presence of the COTR. The test shall be scheduled for other than normal duty hours of operation.

Successful completion of the acceptance testing marks the beginning of the warranty period. All materials and workmanship for the installation shall be warranted for a *minimum* of one year from the date of successful completion of final acceptance.

All materials warranted by their manufacturer for a period in excess of one year shall carry the manufacturer's warranty from the end of the above one-year period to the end of the manufacturer's warranty period (DMP carries a 3-year warranty on their CCP). A failure of a device or flaw in the installation within the first year shall be repaired by the contractor without additional charges. Any device that fails during the manufacturer's warranty period shall be replaced by the contractor at no additional equipment charges.

## Part 7 SURPLUS PROPERTY

(b) (7)(F)



All wiring and other consumable supplies that are removed are the property of the contractor and shall be removed from the site prior to the final inspection.

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Rev. 4/22/2011





Appendix 1

**INTRUSION DETECTION SYSTEM UNIT COSTS (Worksheet)**

(Page 1 of 2)

An intrusion detection system shall be designed for the space by SSA and GSA per SFO Attachment page A-4, paragraph 10, and pages IDS-1 through IDS-9 of the "INTRUSION DETECTION SYSTEM" specs during the layout phase. The following items may be shown on the layout to be provided to the successful offeror. Exact quantities shall not be detailed until the layout phase is completed. Please provide an all-inclusive (materials, labor, tax, etc.) unit cost for providing new equipment (or testing & removing equipment designated for reuse); and installing, wiring, and programming each of the following items to furnish an operational system.

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Rev. 4/22/2011

16



Exhibit A to RLP 2OR0206  
SSA INTRUSION DETECTION SYSTEM SPECIFICATION

Appendix 1

Project No. \_\_\_\_\_

Today's Date: \_\_\_\_\_

Building Name & Address: \_\_\_\_\_

(b) (7)(F)



Page 2 of 2

Exhibit A to RLP 2OR0206  
SSA INTRUSION DETECTION SYSTEM SPECIFICATION

Appendix 2

CHECKLIST FOR IDS INSTALLATION	
√	<b>TASK:</b>
	Security clearances or background checks submitted to COTR
	COTR and TSD notified 5 days in advance of installation schedule
	Coordination for after hours work to drill or work above ceiling

(b) (7)(F)



	Surplus property removed and/or turned over to the agency (including keys)
--	--

Appendix 3



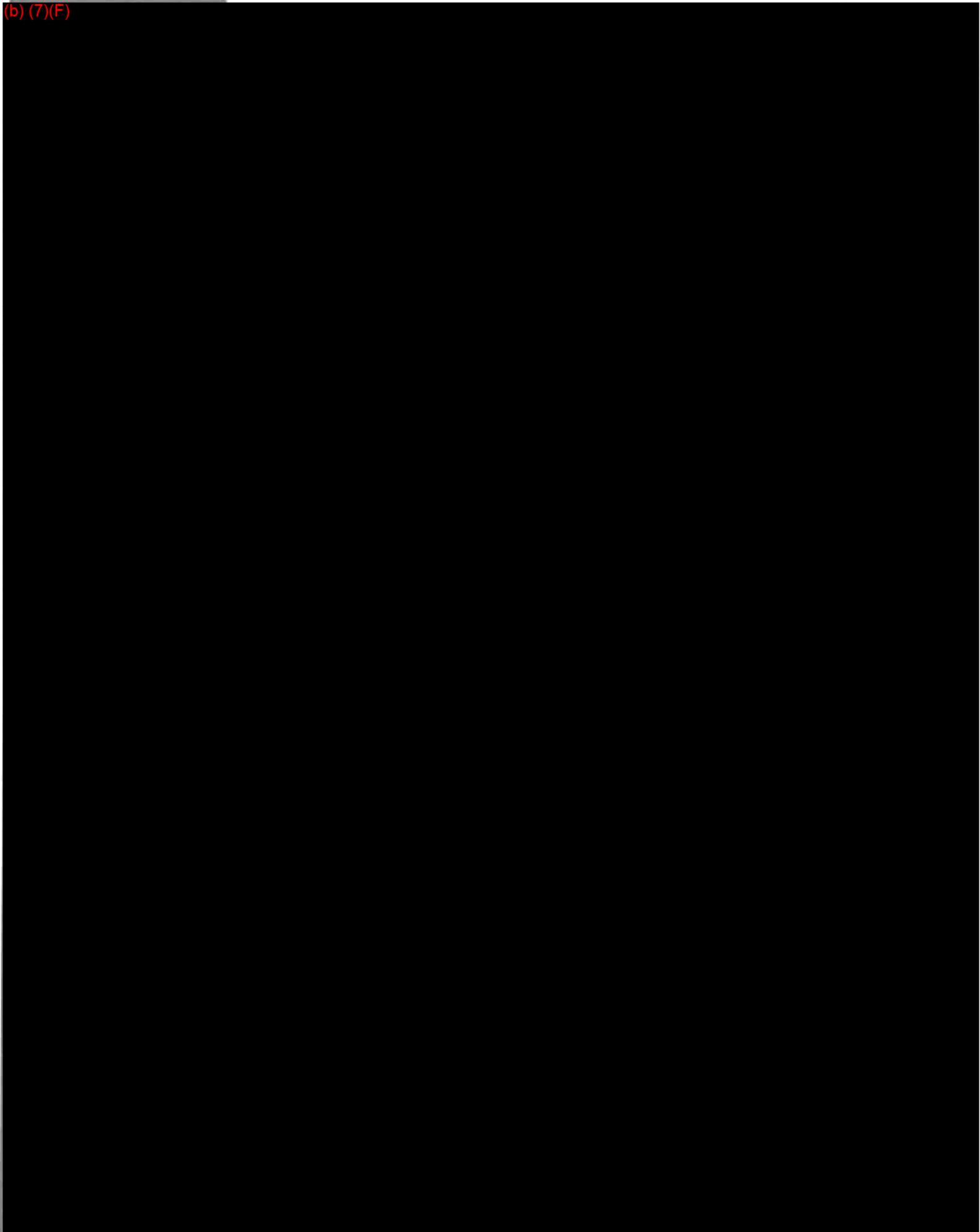
The alarm monitoring is performed by a multi-regional dispatch center located in Denver, Colorado. The information package attached is required before they will monitor the IDS alarms. See the separate attachment entitled "**Megacenter Acceptance Requirements (MAR) Document.**" The MAR document includes a section for the contractor to fill in the technical information about zones and areas, model and serial numbers, and other technical information about the IDS.

**This Regional SSA document specifies the IDS models approved for *this* region and the contractor shall NOT install IDS models that are approved for *other* regions of FPS. The CCP shall conform to the standardization scheme of this region as defined in this SSA Specification and the attached drawings and is not superseded by the MAR document.**

The MAR document shall be returned to the COTR for completion of the other portions regarding agency and dispatching information. Then it shall be sent to the Technical Support Desk (TSD) by the FPS representative upon completion by the agency.

(b) (7)(F)







(b) (7)(F)

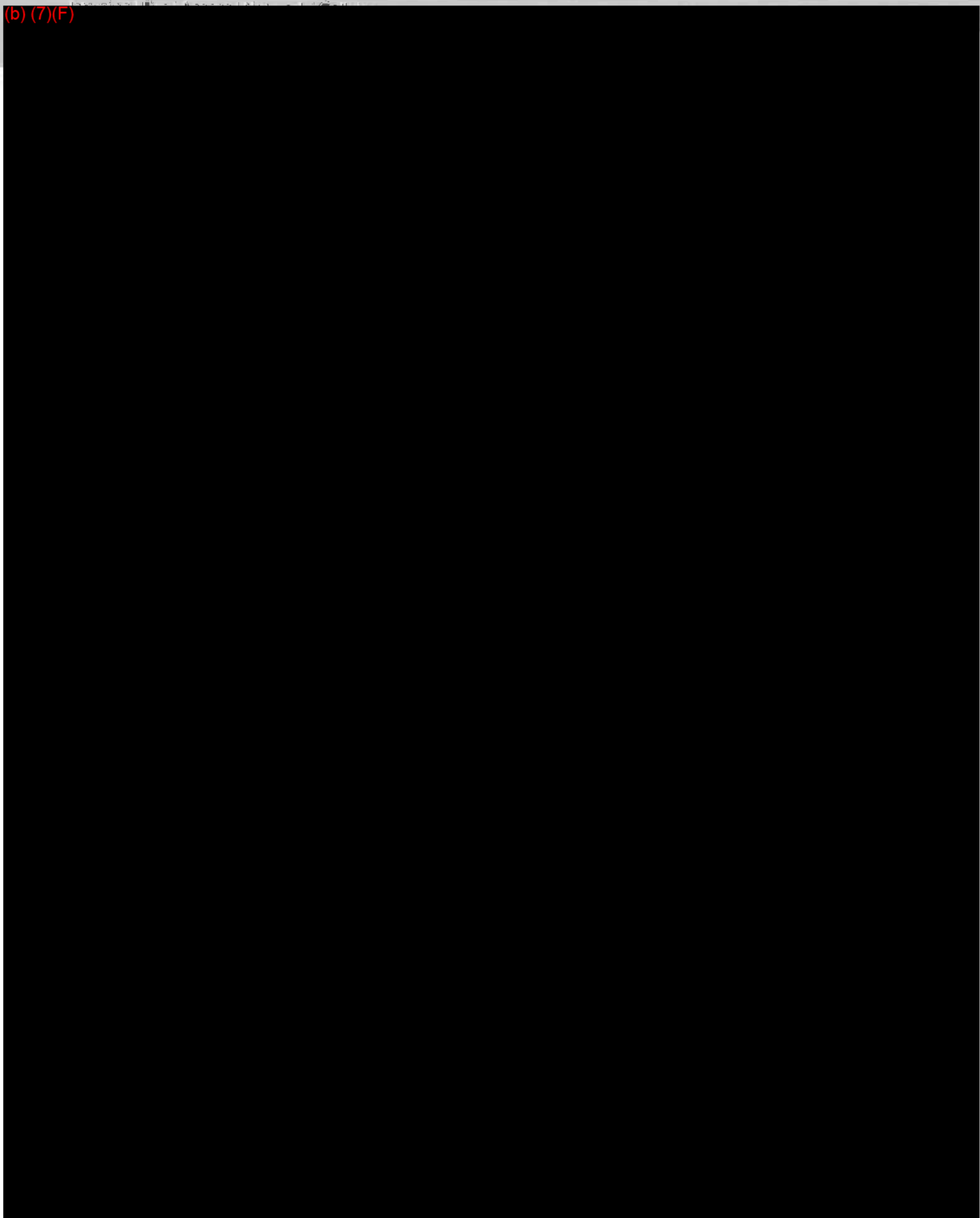




(b) (7)(F)



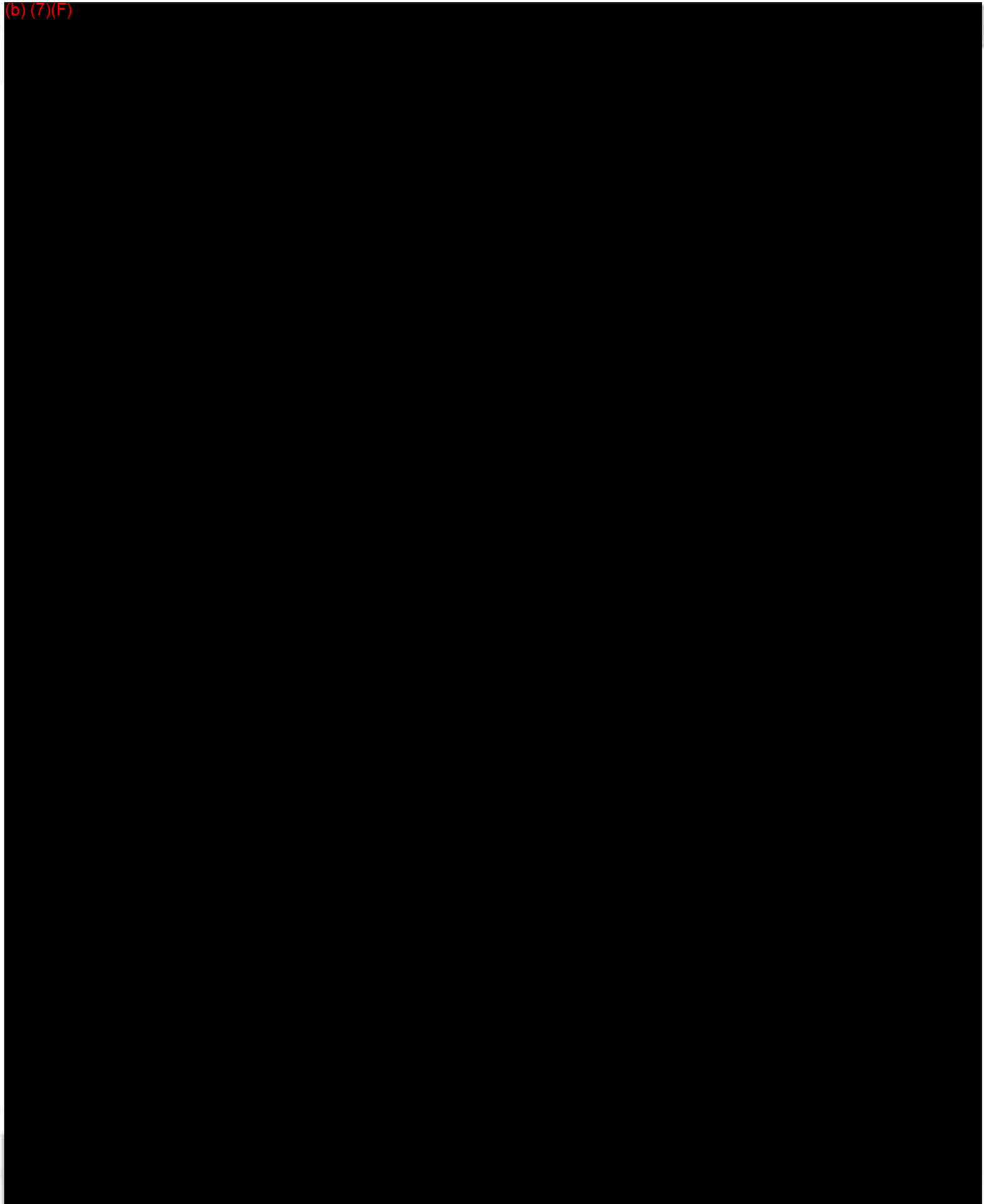




A handwritten signature or mark, possibly a stylized 'e' or a similar character, is written in black ink over the signature line of the footer.

A handwritten signature in dark ink, appearing to be a stylized 'S' or 'D' with a flourish, located at the bottom right of the page.





ANSI/BHMA A156.19-1997  
Revision of:  
ANSI/BHMA A156.19-1990



**AMERICAN NATIONAL STANDARD**  
**FOR**  
**POWER ASSIST AND LOW ENERGY POWER OPERATED DOORS**



**SPONSOR**  
**BUILDERS HARDWARE MANUFACTURERS ASSOCIATION, INC.**

**APPROVED JULY 29, 1997**  
**AMERICAN NATIONAL STANDARDS INSTITUTE, INC.**

To find products that are third-party certified to this standard and other ANSI/BHMA standards please visit [www.buildershardware.com](http://www.buildershardware.com).

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**AMERICAN NATIONAL STANDARD**

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FOREWORD (This Foreword is not a part of ANSI/BHMA A156.19)

The general classification of builders hardware includes a wide variety of items which are divided into several categories. To recognize this diversity, a sectional classification system has been established. Power Operated Doors is one such section and this Standard is a result of the collective efforts of members of the Builders Hardware Manufacturers Association, Inc. who manufacture this product. The total Product Standards effort is, therefore, a collection of sections, each covering a specific category of items.

Performance tests and, where necessary, dimensional requirements have been established to insure a degree of safety. There are no restrictions on design except for those dimensional requirements imposed for reasons of safety.

This Standard is not intended to obstruct but rather to encourage the development of improved products, methods and materials. The BHMA recognizes that errors will be found, items will become obsolete, and new products, methods and materials will be developed. With this in mind, the Association plans to update, correct and revise these Standards on a regular basis. It shall also be the responsibility of manufacturers to request such appropriate revisions.

ORDERING INFORMATION

BHMA standards, publications, and matchplates can be ordered at:

[www.buildershardware.com](http://www.buildershardware.com) - Search entire catalog, order printed or electronic versions, and download electronic versions right to your computer.

Call our Fulfillment Partner, Techstreet, at:

Toll-free (800) 699-9277 (U.S. and Canada)  
Ph. (734) 302-7801 Fax (734) 302-7811  
E-mail: [service@techstreet.com](mailto:service@techstreet.com)

Send mail to:  
BHMA c/o Techstreet  
1327 Jones Drive  
Ann Arbor, MI 48105 USA



## Exhibit A to RLP 2OR0206

CONTENTS	Section	Page
1.	General .....	5
2.	Definitions .....	5
3.	Requirements for Power Assist Doors .....	5
4.	Requirements for Low Energy Power Operated Doors (Swinging) or Low Energy Power Open Doors (Swinging). ....	6
5.	Cycle Tests .....	6
6.	Signs .....	6 - 7
	Table 1 .....	8
	Appendix A .....	9



## 1. GENERAL

1.1 Requirements in this Standard apply to power assist doors, low energy power operated doors or low energy power open doors for pedestrian use and not provided for in ANSI/BHMA A156.10 for Power Operated Pedestrian Doors. Included are provisions intended to reduce the chance of user injury or entrapment.

1.1.1 This Standard does not attempt to assess any factors that exist with respect to custom design installations which are not required to meet the requirements of this Standard.

1.2 Required dimensions are expressed in US units first and the SI (metric) equivalents given in parenthesis are approximate.

1.3 Definitions of terms used in this Standard not found in 2 are in ANSI/BHMA A156.10 for Power Operated Pedestrian Doors, available from the American National Standards Institute, Inc., 11 West 42nd Street, New York, NY 10036.

1.4 All references to time delay, opening speed and forces, in this standard, refer to the operator in the power mode as opposed to the manual mode.

## 2. DEFINITIONS

2.1 **Low Energy Power Operated Door:** A door with (a) power mechanism(s) that opens and closes the door upon receipt of an actuating signal and does not generate more kinetic energy than specified in this Standard.

2.2 **Low Energy Power Open Door:** A door with (a) power mechanism(s) that opens the door upon receipt of an actuating signal and does not generate more kinetic energy on opening than specified in this Standard and which is closed by other means.

2.3 **Power Assist Door:** A door with a power mechanism that reduces the opening resistance of a self closing door.

## 3. REQUIREMENTS FOR SWINGING POWER ASSIST DOORS

3.1 Power assist doors shall operate only by the force of pushing or pulling the door.

3.2 An activating mechanism is permitted to be used to put the door in the power assist mode.

3.3 If the opening force on the door is released, the door shall come to a stop and either immediately begin to close or begin to close after a predetermined time.

3.4 Doors shall be field adjusted to close from 90 degrees to 10 degrees in not less than 3 seconds or longer as required in Table I.

3.5 Doors shall be field adjusted to close from 10 degrees to fully closed in not less than 1.5 seconds.

3.6 The force required to prevent a door from closing in normal operation shall not exceed a 15 lbf (67 N) applied 1 in (25 mm) from the latch edge of the door at any point in the closing cycle.

3.7 In the event of power failure to the operator, doors shall open with a manual force not to exceed a 15 lbf (67 N) or torque of 40 lbf-in (4.5 Nm) to release a latch, a 30 lbf (133 N) to set the door in motion, and a 15 lbf (67 N) to fully open the door. The forces shall be applied at 1" (25 mm) from the latch edge of the door.

## 4. REQUIREMENTS FOR LOW ENERGY SWINGING POWER OPERATED DOORS OR LOW ENERGY SWINGING POWER OPEN DOORS

### 4.1 Opening Time

4.1.1 Doors shall be field adjusted so that opening time to back check or 80 degrees, whichever occurs first, shall be 3 seconds or longer as required in Table 1. Backcheck shall not occur before 60 degrees opening.

4.1.2 Total opening time to fully open shall be 4 seconds or longer.





## 4.2 Closing Time

4.2.1 Doors shall be field adjusted to close from 90 degrees to 10 degrees in 3 seconds or longer as required in Table I.

4.2.2 Doors shall be field adjusted to close from 10 degrees to fully closed in not less than 1.5 seconds.

4.3 The door shall be field adjusted to remain fully open for not less than 5 seconds unless a sensing device is used to hold the door open

4.4 The force required to prevent a stopped door from opening or closing shall not exceed a 15 lbf (67 N) applied 1 in (25 mm) from the latch edge of the door at any point in the opening or closing cycle.

4.5 The kinetic energy of a door in motion shall not exceed 1.25 lbf-ft (1.69 Nm). Table I provides speed settings for various widths and weights of doors for obtaining results complying with this paragraph.

4.6 In the event of power failure to the operator, doors shall open with a manual force not to exceed a 15 lbf (67 N) or torque of 40 lbf-in (4.5 Nm) to release a latch, a 30 lbf (133 N) to set the door in motion, and a 15 lbf (67 N) to fully open the door. The forces shall be applied at 1" (25 mm) from the latch edge of the door.

## 5. CYCLE TESTS

5.1 Low Energy Power Operated, Low Energy Power Open, and Power Assist doors shall be cycle tested for 300,000 cycles.

5.2 Use the widest and heaviest test specimen recommended for use by the manufacturer. Narrower or lighter doors of the same configurations shall then be considered to meet the cycle test requirements.

5.3 Use the requirements in Table 1 to determine opening and closing speeds. Open the door to a  $90 \pm 5$  degree open position and close the door to the  $0 \pm 2$  degree closed position using appropriate equipment. One opening and closing constitutes one

cycle. In the case of Power Assist doors, use an actuator exerting an equivalent force equal to a 15 lbf (67 N) measured at 1 in (25 mm) from the latch edge of the door applied in the opening direction and allow the closing device furnished to close the door.

5.4 At the conclusion of the cycle test, the doors shall operate in accordance with requirements of Table 1 and the actual opening and closing time shall be within  $\pm 10\%$  of their respective values at the commencement of the test.

## 6. SIGNS

6.1 Doors shall be equipped with (a) sign(s) visible from either side, instructing the user as to the operation and function of the door. The signs shall be mounted 58 inches  $\pm 5$  inches (1470  $\pm$  130 mm) from the floor to the center line of the sign. The letters shall be 1/2 inch (13 mm) high minimum.

6.2 **Low Energy Doors** All low energy doors shall be marked with a sign, visible from both sides of the door, with the words "AUTOMATIC CAUTION DOOR" (See Figure 1.). The sign shall be mounted on the door at a height 58 inches  $\pm 5$  inches (1475  $\pm$  125 mm) from the floor to the center line of the sign. The sign shall be a minimum of 6 inches (152 mm) in diameter and with black lettering on a yellow background.



**Figure 1**

6.2.1 When a separate wall switch is used to initiate the operation of the door operator, the doors shall be provided with signs on both sides of the door with the message "ACTIVATE SWITCH TO OPERATE". The lettering shall be white and the background shall be blue.

6.2.2 When door motion is used to initiate the operation of the door operator, the doors shall be provided with the message "PUSH TO OPERATE" on the push side of the door and "PULL TO OPERATE" on the pull side of the door. The lettering shall be white and the background shall be blue.

### 6.3 Power Assist Doors

6.3.1 When a separate wall switch is used to initiate the operation of the door operator, the doors shall be provided with signs on both sides of the door with the message "EASY OPEN DOOR - ACTIVATE SWITCH THEN OPEN DOOR". The lettering shall be white and the background shall be blue.

6.3.2 When door motion is used to initiate the operation of the door operator, the doors shall be provided with the messages "EASY OPEN DOOR - PUSH TO OPERATE" on the push side of the door and "EASY OPEN DOOR - PULL TO OPERATE" on the pull side of the door. The lettering shall be white and the background shall be blue.

6.3.3 When remote or sensor devices are used to initiate the operation of the door operators, both sides of the door shall have signs with the message "EASY OPEN DOOR - POWER ASSISTED". The lettering shall be white and the background shall be blue.



TABLE 1

Minimum Opening Time to Back Check or 80 degrees, which ever occurs first, or Minimum Closing Time from 90 degrees to Latch Check or 10 degrees . Backcheck shall not occur before 60 degree opening.

“D” Door Leaf Width - Inches (mm)	“W” Door Weight in Pounds (kg)				
	100 (45.4)	125 (56.7)	150 (68.0)	175 (79.4)	200 (90.7)
30 (762)	3.0*	3.0	3.0	3.0	3.5
36 (914)	3.0	3.5	3.5	4.0	4.0
42 (1067)	3.5	4.0	4.0	4.5	4.5
48 (1219)	4.0	4.5	4.5	5.0	5.5

Matrix values are in seconds

Doors of other weights and widths can be calculated using the formula:

$$T = D\sqrt{W} / 133 \text{ in US Units} \quad T = D\sqrt{W} / 2260 \text{ in SI (metric) units}$$

Where: T = Time, seconds

D = Door width, inches (mm)

W = Door weight, lbs. (kg)

The values for “T” time have been rounded up to the nearest half second. These values are based on a kinetic energy of 1.25 lbf-ft.

\* The value for the 30 inch wide, 100 pound door actually calculates to 2.5 seconds with rounding. 3.0 seconds was used as a more conservative value.

**APPENDIX A** (not a part of ANSI/BHMA A156.19)

**A-1 CONFORMANCE CRITERIA**

Certification that products offered meet the requirements of this Standard and conform to individual manufacturer's drawings, specifications, standards and quality assurance practices are available and in some circumstances are required. Buyer requirements determine the need for proof of conformance such as first article inspection, test laboratory reports or listings. Specifiers requiring assertions of conformance utilize statements of conformance by individual manufacturers, or test reports acceptable to the buyer.

**A-2 PRESERVATION, PACKAGING, AND PACKING**

Unless other arrangements between buyer and seller are made, preservation, packaging and packing shall be sufficient to protect containers and their contents under normal shipping and handling conditions from the source of supply to the destination point.

**A-3 MARKING**

Unless other arrangements between buyer and seller are made, marking shall be in accordance with the individual manufacturer's standard practice.



SSA INTELLIGENT WORKSTATION/LOCAL AREA NETWORK (IWS/LAN)  
REQUIREMENTS FOR SITE PREPARATION IN FIELD OFFICES

PART 1 – GENERAL

1.1 BACKGROUND

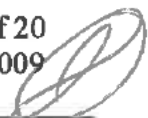
- A. The Social Security Administration maintains a network of computer systems equipment in its offices Nationwide to process information in managing the Federal program for which it has primary responsibility. This document provides general guidelines for preparing sites, electrically, to house SSA offices and the computer systems they require, and it sets out minimum power and data distribution requirements for the installation of SSA systems.
- B. The Agency has an electrical design program in place to provide detailed drawings and specifications for the construction of individual sites. This document is intended for use by interested parties to plan ahead for the requirements of the detailed designs when they are received. In the event that the detailed construction documents are not available in time for incorporation into the construction process, this document will provide necessary guidance for design and construction.

1.2 SYSTEM CONFIGURATION

- A. Each office must contain a securable space to house the central network control equipment. In Field Offices this is a locked Data Communications Room (DCR). The DCR contains one or more equipment racks with the servers, routers, data switches, and other miscellaneous equipment needed to manage the network. This room also houses the voice communications equipment and connections to the SSA wide area network.
- B. In large or multi-story Field Offices where two or more telecommunications closets are necessary, the switches are installed in the closets, and fiber optic cable is used to interconnect the closets with each other and the DCR.
- C. Workstations, printers, scanners, copiers, IP telephones, and miscellaneous other computer systems equipment comprise the remainder of the network equipment used in SSA offices. This equipment is employed at individual employees' furniture workstations and various other locations around the office.

1.3 DATA DISTRIBUTION REQUIREMENTS

- A. Data distribution requirements are determined by the Federal Telecommunications Recommendations (FTR) as set forth by the National Communications System (NCR). Note that FTR 1090-1997, Commercial



## Exhibit A to RLP 2OR0206

Building Telecommunications Cabling Standard, incorporates TIA/EIA 568, Revision B, in its entirety.

- B. The contractor shall be responsible for providing a minimum Category 6 (as defined by the TIA/EIA 568 Standard) compliant data channel from the patch panel in the DCR to the furniture or wall faceplate. All connections outside of these points (patch cables, PC adapter cables, etc.) are the responsibility of others. The contractor shall certify compliance by testing and the results compared to the TIA/EIA 568 standard and requirements set forth in this document for the appropriate cable type.

### 1.4 POWER DISTRIBUTION REQUIREMENTS

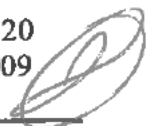
- A. All power distribution shall be installed in compliance with the latest version of the National Electric Code as published by the NFPA, and this document. All power for the DCR and the computer system workstations shall be provided from an IG-type distribution panel located in the DCR.

### 1.5 MECHANICAL REQUIREMENTS

- A. The DCR shall be provided with mechanical equipment to maintain a temperature between 68 degrees and 78 degrees Fahrenheit. The HVAC system must be capable of maintaining  $\pm 2$  degrees F. of the thermostat setting. This condition must be maintained 24 hours a day, 7 days a week. HVAC shall be thermostatically controlled within the room and be independent of the "house" system. The equipment located in the DCR will be operational 24 hours a day, 7 days a week. Window-unit type air conditioners are not acceptable.

### 1.6 ABBREVIATIONS AND DEFINITION OF TERMS

- A. DCR – Data Communications Room
- B. EIA – Electronics Industry Association
- C. FIPS PUB 94 - Federal Information Processing Standard, Publication 94
- D. IG – Isolated Ground
- E. NFPA – National Fire Protection Association
- F. NEC – National Electric Code
- G. STP-- Shielded, twisted pair cable generally meaning IBM Type 1 or Type 1A
- H. TIA -- Telecommunications Industry Association
- I. UTP -- Unshielded twisted pair cable
  
- J. Branch Circuit- A branch circuit is an electrical circuit between a breaker in the panel board and receptacles or devices on the floor.
  
- K. Feeder Circuit- A feeder circuit is an electric circuit between the service equipment, such as a distribution board or a switchboard, and a panel board.



- L. Isolated Ground- In a branch circuit it is a separate, insulated grounding wire run with the circuit conductors from an isolated grounding-type receptacle (usually orange in color) to the panelboard. It is connected to a separated insulated ground bus, which is in turn connected by an insulated wire to the main building service ground, without connection to the conduit, electrical boxes, or neutral bus. This grounding conductor may pass through one or more panelboards without any connection to the panelboard grounding terminal. An IG should not run to an isolated earth grounding electrode or a water pipe.
- M. Main Building Service Ground- The point at the electrical service entrance where the neutral of the incoming service or neutral of the service transformer is bonded to the service equipment ground.
- N. Power, General Purpose- General Purpose circuits provide power for all tenant-use equipment not fed from IG circuits. These circuits shall not originate from any IG panels.
- O. Provide- The contractor shall furnish and install.
- P. Systems Furniture Feed- An 8-wire 208Y/120 volt pigtail is used for the systems furniture feed. This wiring harness contains one IG circuit and two general purpose circuits. Each IG circuit will have one phase conductor, one neutral conductor, one IG conductor, and a common equipment ground conductor. Each general purpose circuit will have one phase conductor, one neutral conductor, and one common equipment grounding conductor.

#### 1.7 REFERENCES

- A. Conformance to the latest revision of the following is required under this specification.
- B. FCC Regulations:
  - 1. Part 15- Radio Frequency Devices& Radiation Limits
  - 2. Part 68- Connection of Terminal Equipment to the Telephone Network
- C. FIPS PUB 94 - Federal Information Processing Standard 94, See FTR
- D. FTR 1090-1997 - The National Communication System is now responsible for issuing and maintaining information relating to the Federal Government's communications standards. FIPS PUBs have been superceded by a system of Federal Telecommunications Recommendations. Specifically, FTR 1090-1997, Commercial Building Telecommunications Cabling Standard, outlines requirements for the installation of structured cabling systems in Federal buildings.





- E. NEC - The National Electric Code (NEC) is published by the National Fire Protection Association (NFPA) and is part of most building codes. Compliance with the latest edition of this code is mandatory for electrical installation to safeguard persons and property from hazards arising from the use of electricity. Some local building codes may also have additional requirements.
- F. National, State, Local and any other binding building and fire codes.
- G. TIA/EIA 568 – Commercial Building Telecommunications Cabling Standard
- H. TIA/EIA 569 - Commercial Building Standard for Telecommunications Pathways and Spaces.
- I. TIA/EIA 606 - Administration Standard for the Telecommunications Infrastructure of Commercial Buildings.
- J. Underwriter's Laboratories (UL): Applicable listing and ratings.

## PART 2 – PRODUCTS

### 2.1 POWER

#### A. General

1. Provide products, for which quantities of two or more are to be furnished, from the same manufacturer and of the same product or model series.
2. Provide product components designed to be used together and which are physically and electrically compatible. Where component products are added to existing assemblies, provide products that electrically match existing (e.g., provide circuit breakers added to existing panelboards with voltage, AIC rating, and mounting style to match existing).
3. Provide products that do not contain any amounts of polychlorinated biphenyl (PCB) compounds.
4. Provide products that do not contain any amounts of asbestos.

#### B. Isolated Ground Panelboard

1. Provide isolated ground panelboard (to be identified as RP-G) with the following features:

## Exhibit A to RLP 2OR0206

- a. 208Y/120 volt, 3-phase, 4-wire with fully rated neutral bus and separate copper equipment grounding and isolated grounding bus bars with a minimum capacity of 30 poles.
- b. Short circuit rating equal to or greater than the available short circuit current.
- c. Main circuit breaker, minimum ampacity equal to 125 percent of the total connected load as called for in this package plus an additional 20 percent of the connected load. This will provide a 20 percent spare capacity.
- d. Bolt-on type, 20 ampere, molded-case branch circuit breakers. Provide the required number of breakers plus 20 percent spare breakers.
- e. Typed circuit directory card matching the installed circuit layout.

### C. Isolated Ground Panelboard Surge Suppressors

1. Provide external surge suppressors with field-replaceable modules and the following features and accessories:
  - a. Single suppression circuits.
  - b. MOV technology with single MOV for each suppression module. Fuse each phase of the surge current diversion module with 200k AIC surge rated fuses.
  - c. Red and green LED indicator lights for power and protection status.
  - d. Audible alarm, with silencing switch, to indicate when protection has failed.
  - e. One set of dry contacts rated at 5 Amps and 250-V AC, for remote monitoring of protection status.
  - f. Surge-event operations counter.
  - g. Surface mounted NEMA 12 enclosure
2. Peak Single-Impulse Surge Current Rating (kA): 200 per phase, 100 per mode. Designed to withstand a maximum continuous operating voltage (MCOV) of not less than 115% of nominal RMS voltage.
3. Minimum EMI/RFI filtering of minus 50 dB at 100kHz.
4. Minimum 3500 Impulses of repetitive surge current capacities per mode utilizing 1.2 x 50 micro-second 20 KV open circuit voltage, 8 x 20 micro-second 10 KA short circuit current Category C3 bi-wave at one minute intervals without suffering performance degradation or more than 10% deviation of clamping voltage at the rated surge current capacity.



5. Protection modes for grounded wye circuits with voltages of 480Y/277, 208Y/120; 3-phase, 4-wire circuits, shall be as follows:
  - a. UL 1449 Second Edition Listed and Recognized Component Suppression Voltage Ratings shall not exceed the following:
 

i. Voltage	L-N	L-G	N-G
ii. 208Y/120	400	400	400
  - b. The ANSI/IEEE C62.41 – 1991 Category B3 let through voltage shall not exceed the following:
 

i. Voltage	L-N	L-G	N-G
ii. 208Y/120	520	520	520
6. Protection modes and UL 1449 clamping voltage for 240/120 V, single-phase, 3-wire circuits, shall be as follows:
  - a. Line to Neutral: 400 V.
  - b. Line to Ground: 400 V.
  - c. Neutral to Ground: 400 V.
7. Protection modes and UL 1449 clamping voltage for 240/120 V, 3-phase, 4-wire circuits, with high leg shall be as follows:
  - a. Line to Neutral: 500 V, 800 V from high leg.
  - b. Line to Ground: 500 V, 800 V from high leg.
  - c. Neutral to Ground: 500 V.
8. Protection modes and UL 1449 clamping voltage for 240V and 480V, 3-phase, 3-wire, delta circuits shall be as follows:
 

a. Voltage	L-G
b. 240V	800
c. 480V	1200
9. Minimum EMI-RFI Noise Rejection over the rated frequency range for single unit (multiple unit) installation(s):
 

a. 34 dB (51dB)	100 KHz
b. 51 dB (94dB)	1 MHz
c. 54 dB (114dB)	10 MHz
d. 48 dB (120dB)	100 MHz
10. Integral test port for on-line diagnostic testing of the unit's suppression filter system.



11. Manufactures:

- a. Current Technologies
- b. General Electric
- c. LEA
- d. Liebert

D. General-Purpose Panelboard

1. Provide general-purpose panelboard (to be identified as RP-A) with the following features:
  - a. 208Y/120 volt, 3-phase, 4-wire with fully rated neutral bus and copper equipment grounding busbar.
  - b. Short circuit rating equal to or greater than the available short circuit current.
  - c. Main circuit breaker, minimum ampacity equal to the total load as called for in this package and shown on the approved floor plans, plus 20 percent spare capacity, sized per NEC requirements.
  - d. Bolt on type, 20 ampere, molded-case branch circuit breakers. Provide 20 percent spare breakers.
  - e. Typed circuit directory card matching the installed circuit layout.

E. Branch Circuits

1. Provide isolated ground (IG) duplex receptacles, orange colored, NEMA 5-20R, Hubbell IG 5362, Cooper IG 5362, Pass & Seymour IG 6300, or equal.
2. Provide general-purpose duplex receptacles, NEMA 5-20R, Hubbell, Cooper, Pass & Seymour, or equal.
3. Provide building wire, THHN/THWN insulation, solid or stranded copper wire for No. 10 AWG and smaller; stranded copper wire for sizes No. 8 AWG and larger. Provide minimum size of No. 12 AWG.
4. Provide compression type or set screw type fittings for all conduit unions.
5. Type MC cable is allowed only if the cable contains **ALL** the conductors specified above including both the equipment grounding (EG) and isolated grounding (IG) conductors. **SSA DOES NOT CONSIDER ANY CONDUIT OR SHEATH A SUITABLE ISOLATED OR EQUIPMENT GROUNDING PATH.**

## 2.2 DATA

### A. General

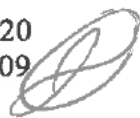
1. Provide a continuous single cable, homogeneous in nature for every cable run. Splices are not permitted.

### B. Manufacturers

1. Manufacturers are shown below as an indication of acceptable product quality. "Or equal" substitutes will be considered upon submission.
2. AMP, Belden, Berk-Tek, Chatsworth, Fibertron, JDI, Leveton, Lucent Technology, Mohawk, Nordx/CDT, Ortronics, Panduit, Suttle, The Siemon Company.

### C. LAN Equipment Racks

1. Provide LAN equipment racks conforming to TIA/EIA standards with the following features and characteristics:
  - a. One 19-inch wide, two-post rack with mounting rails as per TIA/EIA pattern.
  - b. Two 19-inch wide, 84-inch high, adjustable, four-post, high strength aluminum construction, UL-listed.
  - c. Loading Capacity: 1,400 pounds (630 kg).
  - d. 19" rack mounting rails with TIA/EIA hole pattern.
    - i. Round punched holes in the two-post rack vertical rails.
    - ii. Square punched holes in the four-post rack vertical rails.
  - e. Floor mounting hardware.
  - f. Equipment mounting hardware: 20 sets for each rack.
  - g. Vertical cable management with front and rear access.
  - h. Horizontal cable management, top and bottom.
  - i. Grounding lug.



- j. Three Shelves (total) - 19" wide compatible with LAN Racks , 200 pound (90 kg) capacity, one (1) fixed and two (2) sliding, 19-inch wide by 1 RMU with adjustable depth rear mounting brackets, solid bottom, black.

2. Manufacturers

- a. Hubbell
- b. Chatsworth

D. Cable

1. Provide Intra-building backbone fiber optic cable meeting the following requirements:
  - a. Provide 6-strand or 12-strand multimode plenum cable as required by the project.
  - b. Provide cable suitable for indoor installations, in a plenum environment.
  - c. The fiber optic cable shall have the following rated tensile load: 150-lb. maximum rated load.
  - d. Color code fiber strands within each sheath to allow identification of each fiber (ANSI/ICEA Publication S-80-576, and EIA-230).
  - e. Do not use materials in fiber optic cable that contain hydrogen in quantities that will increase light attenuation.
  - f. Passive fiber optic physical equipment and apparatus used in interconnecting and cross-connecting fiber optic cables shall possess a minimum fire resistant rating of UL94V-1.
  - g. Provide flame-retardant, low-smoke polyvinyl chloride (LS-PVC) jacketed cable sheath colored orange, NEC OFNP rated, and UL listed AS UL-OFNP/FT6.
  - h. Provide multimode fibers with a minimum bandwidth of 500/500 MHz/km at the 850 and 1300 nm wavelengths.
  - i. Provide multimode fibers with a maximum attenuation of 3.5/1.0 dB/km at the 850 and 1300 nm wavelengths.
  - j. Comply with TIA/EIA-568, latest revision performance requirements.
2. Provide horizontal minimum Category 6 unshielded twisted pair (UTP) cable or higher meeting the following requirements:



- a. Provide cable suitable for indoor installation.
- b. Provide cable with 4 twisted pairs of insulated copper conductors per cable, 24 AWG solid copper, fully insulated with retardant low-smoke thermoplastic material, plenum NEC CMP rated, and UL listed as such.
- c. Color code twisted pairs individually, within color coded bundles, to industry standards (ANSI/ICEA Publication S-80-576, and EIA-230).
- d. Comply with appropriate TIA/EIA-568 performance requirements.
- e. All horizontal cable shall be copper UTP

**E. Patch Panels**

**1. Backbone Cabling Multimode Fiber Optic Patch Panels**

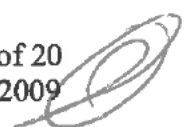
- a. Provide fully assembled rack mounted enclosed housing for protecting, storing and organizing the termination of the fiber optic cable including mounting components, and accessories such as connector panels, labels, etc. for a complete installation. Provide patch panel with an integrated patching facility.
- b. Provide panel with the following characteristics:
  - i. Strain relief and support of the specified cables.
  - ii. Slack storage facilities for fiber slack.
  - iii. Capacity to accommodate all required fiber terminations plus 20 percent spare, but a minimum of 24 ports.
  - iv. Patch cord management.

**2. Horizontal Cabling Patch Panel (DCR Rooms)**

- a. One-piece steel construction, modular or punch-down type, suitable for rack mounting, with factory-applied black baked enamel finish, with devices, junction fittings and other matching accessories as required for a complete Category 6 system and per UL 5.

**F. Faceplates**

- 1. Single gang with one connector.





2. Provide ivory colored faceplates for wall mounted applications.
3. Provide grey colored faceplates for furniture mounted applications.
4. Manufacturer
  - a. Wall Mounted: Ortronics faceplate.
  - b. Furniture Mounted: AMP SL Series 1375006-x furniture faceplate with OEI adapter plate or Leviton #49910-HG2 suitable for Herman Miller furniture.

G. Connectors

1. Fiber- Backbone cabling multimode fiber optic connectors shall be type LC or as determined by SSA.
2. Copper- Category 6, 8-pin modular connectors, T568-A wired.

H. Cable Management and Support

1. Wire Mesh Cable Tray
  - a. Provide welded steel wire mesh cable tray with a 50-mm (2-inch) by 100-mm (4-inch) mesh size and a minimum wire diameter of 0.197-inches.
  - b. Provide cable tray dimensions of 50-mm (2-inches) usable load depth by 300-mm (12-inches) wide.
  - c. Construct units with rounded edges and smooth surfaces, hot-dipped galvanized after fabrication.
  - d. Provide connector assemblies, clamp assemblies, connector plates, etc as needed for a complete installation.
2. J-Hook Cable Support System
  - a. Provide J-hooks rated to support Category 6 cable and optical fiber cable, mounted 1500-mm (5-feet) on-center for support of horizontal cabling. Do not exceed 40 percent fill ratio.
  - b. Provide J-hooks with galvanized steel construction and 90 degree rolled safety edges.
  - c. Provide latched retainers to contain cables within the hook area.

- d. Provide J-hooks with a static load capacity of 30 pounds per hook and fastener hole that accepts 6-mm (1/4-inch) bolts.

I. Innerduct and Accessories

1. Suitable for installation in plenum areas, with a 40-mm (1-1/2-inch) nominal inner diameter.
2. Provide corrugated innerduct with a polyethylene pull rope (minimum pull tension rating of 1,200 lb) pre-installed for the installation of cable.
3. Provide each innerduct continuous and uniquely colored for identification.

J. Labels

1. Backbone Cables

- a. Provide self-laminating adhesive labels, machine printable with a laser printer suitable for cable diameters installed.
- b. Printable Area: 50-mm (2-inches) by 12-mm (1/2-inch).
- c. Color: White

2. Horizontal Cables

- a. Provide self-laminating adhesive labels, machine printable with a laser printer suitable for cable diameters installed.
- b. Printable Area: 50-mm (2-inch) by 12-mm (1/2-inch).
- c. Color: White

3. Faceplates

- a. Provide faceplate labels for all outlet faceplates, machine printable with a laser printer.
- b. Color: White

4. Outlets and Patch Panel

- a. Provide labels for data cable termination locations, machine printable with a laser printer.
- b. Color: White



K. Miscellaneous Components

1. Velcro Cable Ties

- a. Provide Velcro cable ties, 18-mm (¾-inch) wide with a minimum 50-mm (2-inch) overlap.

PART 3 – EXECUTION

3.1 Electric Power Installation

- A. Install electrical equipment and accessories in accordance with the National Electrical Code and all local codes and ordinances.
- B. When electrical metallic tubing (EMT) is used, install branch circuiting in minimum size 3/4" conduit. Install no more than three general purpose or IG power homeruns per conduit. Note: The number of conductors needed for IG circuits requires a minimum 1" conduit for 3 circuits.
- C. Install wiring for power feeders, branch circuits and communications systems in separate raceways unless otherwise indicated. Do not install isolated ground and non-isolated ground circuits in the same conduit.
- D. For isolated ground circuits provide one neutral and one isolated ground wire for each circuit. Equipment ground wires may be shared with other isolated ground circuits.
- E. Metal-clad cable, Type MC, may be installed in concealed areas per code and properly color coded if all neutral wires, isolated ground wires and equipment ground wires as listed above are contained in the cable.
- F. Provide color coding on 208Y/120 volt feeders and branch circuits as follows:
  1. Phase A - black
  2. Phase B - red
  3. Phase C - blue
  4. Neutral - white (Provide white with a color trace for neutral wires originating from the isolated ground panelboard.)
  5. Ground - green
  6. Isolated Ground - Green with yellow trace. Solid green wire with yellow tape at splice/termination points is not acceptable.
- G. Provide color coding on 480Y/277 volt feeders and branch circuits as follows:



1. Phase A - brown
2. Phase B - orange
3. Phase C - yellow
4. Neutral - white
5. Ground - green

**H. NECA Compliance**

1. Install products in accordance with NECA's Standard of Installation unless otherwise specified or indicated.

**I. Wet, Damp, or Dry Location Work**

1. Provide products as appropriate for wet, damp, or dry locations as defined by NFPA 70.

**J. Manufacturer Installation Instructions**

1. Install equipment in accordance with the manufacturer's installation instructions and recommendations.

**K. Fire and Smoke Barrier Penetrations**

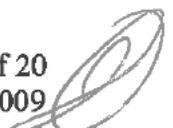
1. Drill wall and floor openings for penetrations as needed.
2. Install raceways and electrical equipment, which penetrate fire-rated or smoke barrier surfaces, in a manner which maintains the surface rating or barrier intent.

**L. Field Painting**

1. In a manner satisfactory to the Contracting Officer, touch-up or refinish factory-applied paints or finishes which are chipped, defaced, scratched, or in any other way disturbed due to handling, installation, or general construction work.

**3.2 Isolated Ground Power**

- A. Install the IG panelboard, RP-G, in SSA-controlled space. If the panelboard is located in the DCR room, do not locate the panelboard in the zone identified for the LAN rack. Do not locate other non-IG panelboards in the DCR Room.
- B. Provide a power feeder to the IG panelboard consisting of three phase conductors, one full-size neutral, one equipment ground (minimum No. 6 AWG) and one isolated ground conductor (minimum No. 6 AWG).



- C. The isolated ground conductor feeding RP-G must originate from either the building service ground or the neutral/ground bond of the local 208Y/120 volt transformer feeding RP-G and it must be run inside the feeder conduit. Provide one continuous isolated ground conductor from point of origin to RP-G.
- D. Provide isolated ground branch circuiting to isolated ground (IG) duplex receptacles in systems furniture workstations. Connect a maximum of four (IG) duplex receptacles per 20-amp circuit. Provide an isolated ground (IG) duplex receptacle and isolated ground branch circuiting for each computer workstation not associated with systems furniture. The approved floor plan will show the location and number of workstations. See table in paragraph G below.
- E. Provide one (1) IG duplex receptacle and isolated ground branch circuiting for each DCR room LAN rack (minimum 3 racks) shown on the approved floor plan.
- F. All of the receptacles for the computer equipment shall be isolated ground (IG) type and shall meet requirements of NEC 250-96(B).
- G. Adhere to the following for maximum number of isolated ground receptacles per circuit and connection criteria. Maximum load per circuit is 16 amps.

EQUIPMENT	LOAD (Amps)	MAXIMUM PER CIRCUIT	ALLOWABLE CONNECTION CRITERIA
Workstation	2.0	4	Only with other workstations
Laser Printer	7.8	2	Only with other printers
Digital Copier	12.0	1	Dedicated Circuit
LAN Rack	12	1	Dedicated Circuits

- H. Label each isolated ground receptacle with the panel designation and circuit breaker number it is connected to (e.g. "G-14"). Place typed, self-adhesive label on receptacle faceplate. Handwritten labels are not acceptable. Identify each breaker at the panel and the devices it serves on the circuit directory.

### 3.3 General Purpose Power

- A. Install the general-purpose panelboard, RP-A, within SSA controlled space preferably in the electrical closet serving the floor SSA occupiers.

- B. Connect general purpose furniture receptacles to panel RP-A. Provide two circuits of different phases to each workstation telepower pole and connect the number "1" or "a" general purpose receptacles to one phase and the number "2" or "b" receptacles to the other. Connect not more than 10 receptacles per circuit. The same circuits may be used to serve multiple workstation groupings if the maximum number of receptacles per circuit is not exceeded.
- C. Provide additional non-furniture general-purpose electrical circuits and install receptacles as shown on the approved floor plan.
- D. Other building general purpose receptacles, mechanical loads and lighting may be connected to RP-A.

### 3.4 Data Installation

#### A. General

- 1. Install work in a neat, high quality manner and conform to applicable federal, state and local codes.
- 2. Repair or replace work completed by others that is defaced or destroyed.
- 3. Install cables in a manner to protect the cable from physical interference or damage.
- 4. Do not exceed manufacturer's minimum allowance for bend radius of the cable.
- 5. Do not exceed manufacturer's maximum allowance for pulling tension on cable.
- 6. Ground all racks to the equipment ground bus in the IG panelboard with a #6 AWG grounding conductor and other such components per manufacturers' requirements.

#### B. Backbone Fiber Optic Cable

- 1. Install cables without kinks, twists, or impact damage to the sheath
- 2. Install cables continuous and with sheath continuity.
- 3. Do not use oil, grease, or similar substances to facilitate the pulling of cable. Use a UL approved cable pulling compound.
- 4. When not in innerduct, properly route cable and fasten to a cable support device, such as cable runway vertically mounted on the wall.

5. Install cables in innerduct on the vertical cable ladder when rising through the DCR room. Provide cable ties 600-mm (24-inches) on-center to support the innerduct.
6. Route cable through destination DCR room on cable tray to the fiber optic patch panel. Route cables inside the cable tray wherever possible, unless otherwise approved by the Engineer or Contracting Officer in writing prior to installation.
7. Provide strain relief at the patch panels for cables, per the manufacturer's instructions.
8. Provide fully assembled fiber optic patch panel in the cross-connect field, as indicated.
9. Provide accessories required for each shelf, including connector panels and adapters.
10. Terminate fiber strands at both ends with MTRJ or LC connectors per the contracting officer's direction.
11. Replace fibers and terminations damaged during installation.
12. Terminate multimode strands with multimode connectors.
13. Provide the accessories and consumables required for the complete termination of fibers.

C. Horizontal Cable

1. Support station cables exiting the DCR room 1500-mm (5-feet) on-center using J-hook cable hangers.
2. Do not exceed 90 meters (300-feet) in length from the termination at the user's faceplate to the termination at the DCR room.
3. Provide a minimum of 150-mm (six-inches) of slack sheathed cable behind each station outlet faceplate. Coil the slack cable inside the junction box or raceway as per the cabling manufacturer's installation standards.
4. Route cables in vertical cable tray in DCR room.
5. Route cables a minimum of 150-mm (6-inches) away from power sources to reduce interference from EMI.



6. Install cables with sufficient bending radius so as not to break or kink, shear or damage binders, or to interfere with transmission in any way.
7. Neatly dress and organize cables in the cable tray. Bundle cables sequentially into groups of 12. Wrap every 600-mm (24-inches) with Velcro cable ties as required. Do not tightly bundle cables together. Fasten cable to cable tray via Velcro-type straps.
8. Route cable homeruns, parallel and perpendicular to building structure allowing for bending radius, and along corridors for ease of access. Do not route cables through an adjacent space if a corridor borders at least one wall of the room.
9. Route data cables from cable tray into the LAN rack and terminate with specified jack into patch panel. Do not support cables to the outside of the cable tray.
10. Provide permanent machine generated labels on each end of the cable no more than 100-mm (4-inches) from the edge of the cable jacket.
11. Terminate cables with Category 6 modular connectors and T568-A pin-pair assignment.
12. Test cables to TIA/EIA 568 performance standard for the appropriate cable type. Re-terminate or replace any cables that do not meet the performance standard.

D. Patch Panels

1. Install Category 6 patch panels into LAN rack as indicated.
2. Coordinate with SSA for mounting requirements and install according to the manufacturer's instructions.
3. Terminate data cable in accordance to manufacturer's instructions and TIA/EIA-568, latest revision, standard installation practices.

E. Outlets and Connectors

1. Provide station outlets with connectors.
2. Provide permanent machine generated clear laminated labels on the front of each faceplate or surface box.

F. Cable Tray



1. Install cable tray as indicated; in accordance with recognized industry practices, to ensure that the cable tray equipment complies with requirements of NEC, and applicable portions of NFPA 70B and NECA's "Standards of Installation" pertaining to general electrical installation practices.
2. Coordinate installation with other work as necessary to properly interface with other work.
3. Provide sufficient space around cable tray to permit access for installing and maintaining cables.

### 3.5 Records

#### A. Labeling

1. Label the communication system components in conformance with TIA/EIA-606 Administration Standards, including, but are not limited to, the following:
  - a. Cables (both ends)
  - b. Innerduct (both ends).
2. Permanently mark cable ends with machine-generated or stenciled (not handwritten) wrap-around labels with a self-laminating feature.
3. Permanently mark components, such as racks and patch panels, with machine-generated labels.

#### B. Records

- a. Conform to TIA/EIA-606 Administration Standards containing as a minimum, the information as outlined in Table 4.7-1 of TIA/EIA-606.

### 3.6 Project Close-Out

#### A. As-Builts

1. Submit as-built drawings to Contracting Officer's representative prior to final acceptance of system.
  - a. Scaled floor plans of DCR rooms showing exact placement of LAN racks and termination hardware.
  - b. Scaled floor & overhead plans of DCR Rooms showing exact placement of all overhead cable support routes.
  - c. Installation details.

- d. Provide data disks of each of the final as-built drawings prepared using AutoCAD software, fully representing actual installed conditions.

B. Inspection

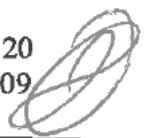
1. After project completion at a date and time specified by the Contracting Officer, the Government or the Government's Representative will conduct an electrical inspection visit and testing of the completed site. The Contractor shall attend this inspection visit and be prepared to effect corrections if deficiencies are found.

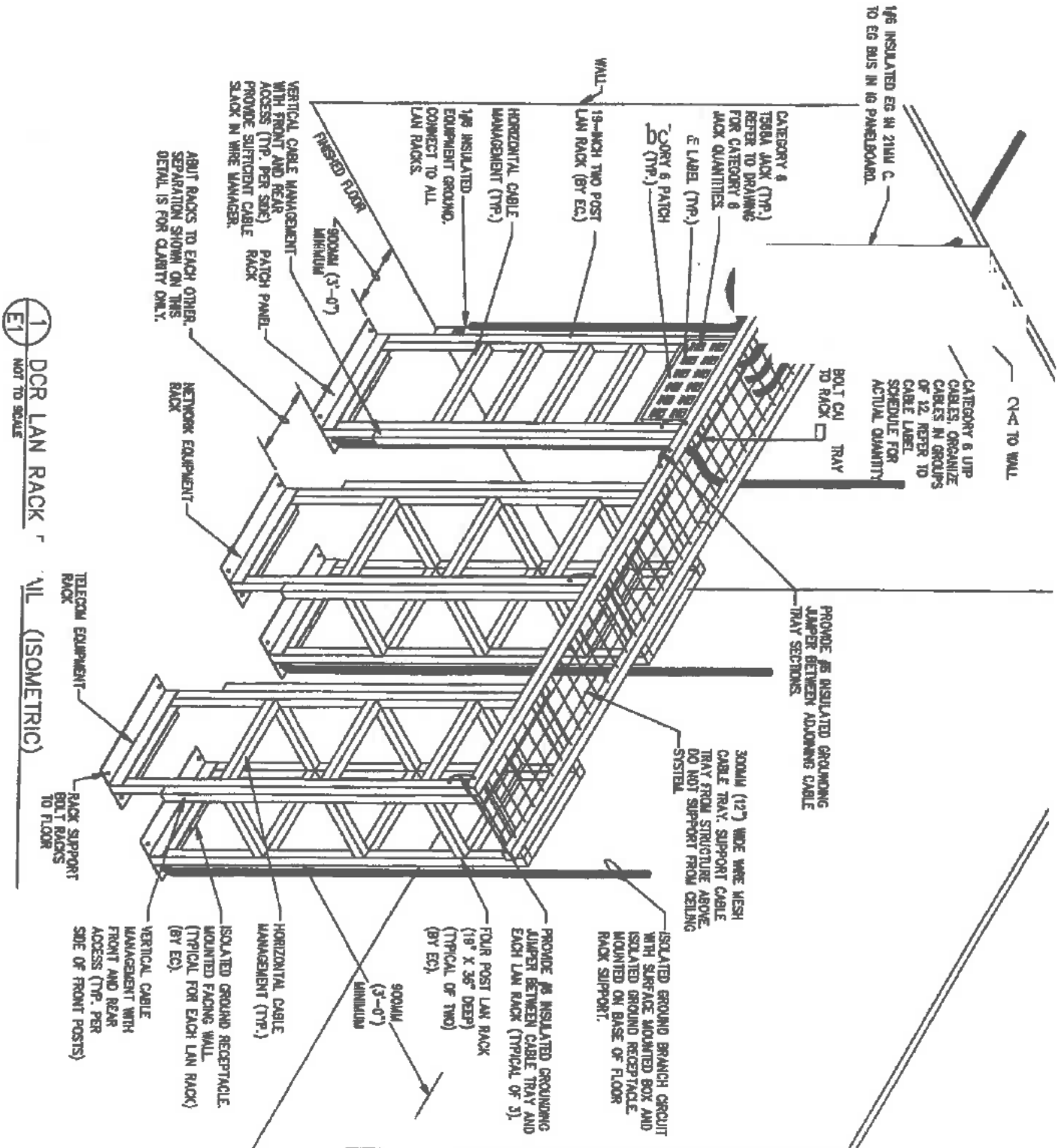
C. Test results.

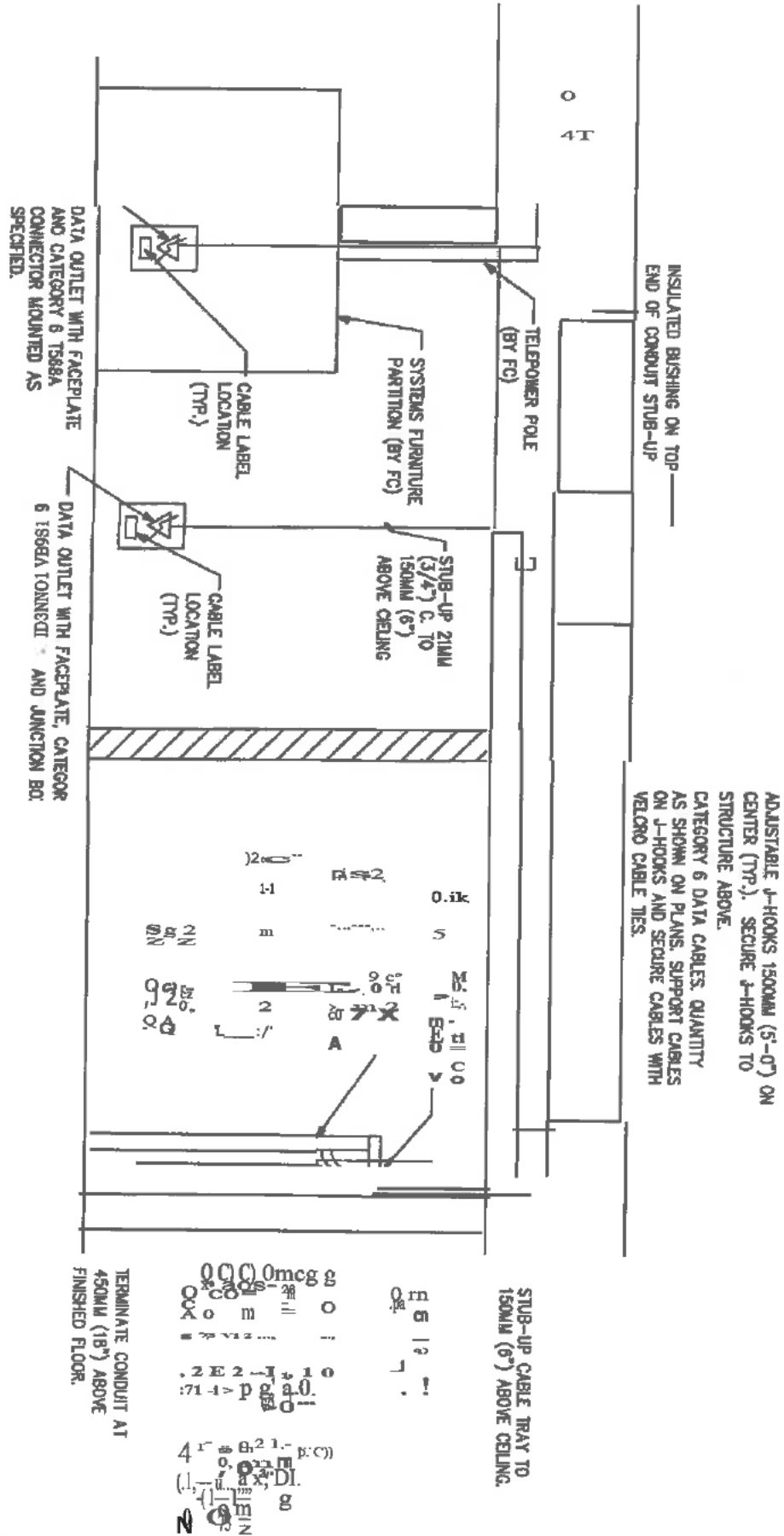
1. Provide one electronic copy of cable test results documentation appropriately formatted for retrieval by the Contracting Officer. Printed, hard-copy is suitable if electronic copy is not available.

3.7 Certification

- A. Provide the Contracting Officer and SSA Office Manager with a written form of acceptance for signature. All corrections must be completed before acceptance is given.







# Exhibit A to RLP 20R0206

## GENERAL NOTES

- A. ML OR SKALI BE BY RE ELECTRICAL CORRUPT (EC) BESS ACTED ANONYM RF: MINNES.
- B. MARK MICRON SCR co.us ITIP1 RE Chair P1 comae omo IF. micro omt
- C. OCTING MENTINE AND ONLETS ARE ICED BY A-ITER LDE KENT ON THE MOND PER FIECTSCAL 51113(1) -MILL
- D. SNOOP CODED 111 DE MEWL 51113(1) SCHEDULE ARE DE STATOARD STEELS PIP 9.15 CONTRACT.MDT ALL a D-C
- E. as BRANCH CROATIMO KAMN SOD CIN IC WE 11131 POD PLANARE consultant. WINE CIRCUTENG 10 MED
- F. MEWS ME A NOUN OF THEE BEACH CTICLES PER MDERIAL CO NOT COED ISOLATED CROW MO ACM-MATED
- G. DM MGRS IN DE SCE CO'WL
- H. GIBSON CF IMPOSINITY
- I. -TECA CONTRACTOE (EC)
- J. a. BCK NUDES 5119110, PREIONATION. REPAR cuose. SHan.a AND RE-ISTAUATION
- K. b. PEKE. MO LIM INELS ASSOCIATED 20 ELECTRO-W. 377 DATA 511115 AS
- L. SEM CM THE 04A90
- M. VERIFICATION CF MED MDR( IONTER DP II ELECTIT NM.
- N. A. FOND CATEGORY I PAID PANEL AND IF ALL. 14 19-1401 ILLEIA RAO( AT 8-8' AT
- O. ERMATE CABLES AT INSTALLED PATN PAM. MIND RACE( AS ROOMED.
- P. 5. 5151114 FLAMM CENTRACER (FC)
- Q. A. VMS FURROW CO'DACES Tal BE RESOD:LE FEE FIDENIC NT WALLING
- R. AL CCIPONENTS ASSOCIATED ITN SYS/DS FLANDEL EMCKE FLEDMLE POKER ID,
- S. ILLPOIER POLES, RECEPTACLES. APJ/NJ. motions ASSOCIATED MIN DE SYSTEMS
- T. FUNERAL ELE COMED ois.
- U. b. SYSTEM FURNITURE CO'DOMITOR (1111) M RESPOOM DR ED-AM DE WARS CF AL.
- V. 511115 ELECKTME 111110C COMPARTENTS RECURS TO ACOMERATE THE INC CF ME
- W. ELECTED. 51111AC76L
- X. 1. SSA WON (005 IT MOOR (LC)
- Y. 4. MOORS ON NOIKES FIEMING AS THE FITSAAN COMPUTER HARDWARE. AIS DATA
- Z. CONDUCTOS.

## CABLEING NOTES (APPLIC TO TYPICAL CATEGORY 6 CABLE INSTALLATION DETAIL)

- A. ROYCE TRISM CATECOPT 6, Lpate:DOH-PERIMINATED CARE FED PAWL FLAY RACE TO EACH ICEKSTATION
- B. MO ESLE DATA CUTLET AS MOE Oen AS 15 ON TIE EPIC/ atacestr et rals "STALLARD OVA.
- C. IL ROUE ILAL N FUVITM 04A45 LOCARD 14 WE FIDETUE PERS. DO POT ROLFE CAIRMS 01 DE 015106
- D. FORTLIE ELICMIED BUS.
- E. C. 0591 IL THE SD OFFICE MANAGER A PENDENT INC. TIM FCC LAY NAY 2911 HOI LEED6 THAT
- F. MCKIE DC FOLLOWING
- G. 55A NSLAN ECAPTEKT 1500W IL TOTAL FIONMENT LS OTTO LAM DIMENT NEL
- H. R-TRACTOR 5111 ASSURE MAT ORSTIC TELEPHONE CAMS S DOT JAMED CLARK TIE DEM SYSTEM
- I. Wht. REPLACE DAMMED MUPETIC ORES MM DE DE. TN10 FCARE AND THORLAKOS.

## ELECTRICAL ABBREVIATIONS LIST

NP AMPERE	MUD BOK	CECPT RECEPTACLE
AC ALEBMUSIC CLOUT	KILOKIT	Me NO-CIE
ADP ABEINDC DATA PROOSING	RAW AMPERE	SC LLINER
AC AM FIRM CONTENTICP	KROMAT	SHEDD 10-0035
NT KIDE FIDIED RCM	KLOMATT HOD	PC SECORWAN
AFIX-TH OE cos	LOCAL AREA NETTIED	SECT SECTION
SR 22222222	CL5/tat cotamant most	SHI MDT
ELIC NAM	LASH FENITR	SSA Mh sEratir ADMINSTRATION
CMOAT IRONER	-TEE	SHI Sap MIRE
CO DOE	ETER	SPIC normal
C MOLE	MAN-UT BREAKER	SP WICIS POE
CO DUN	MKCT-ICONT	SP MITCH
CI ORME MISEMER	NAM LUS CMILY	SOBO RITHROWAD
NOT DATA Daildkt-Avos ROD	ROMEO	577) RAMO DRYERSTRIDON
BIRMC MOD	Iconatic	LEP TEPARAL ACILUTIKY PRONT
CA "DETER	elatumu	MEIMMANICATENS
CYC DISCOVED	NOT APFLOOLE	MENDE
EX DNI	1104-SLEED	MOMENT ILLTAGE
MO MAIM	RUD0 ELECTRICAL CODE	SURGE WARMER
K BEDECK CONTRACTOR	NATOTAL RECTICAL	TIP MCC
ELG plonk	MAELFACRIPUS ASSOCIATION	LED MESS ICED OTICRIEE
DER HotoCY	NEDRA p	V(A) MUIT-LMTA
POW EOLIFMIT	WARM p	VOLT, ICLTIDE
DST MEC	NOT TO SCALE	VA RILT AAFRES
ED MINOR MOE	CM CIDER	IV MEP MAKE PROMO.
WELECTRC WEALD TROPIC	OFFICE CF DC DEPUTY OF	ELMER
FU DUMURE 51111RACITOR	ADAECATIM NEMEC	VI MICO ROM
FOE FELD OFFICE 515111 111HIENT	POE	OR STATEN
PP FOMLIEDTE CAM PENTER	PM PM	ram ERE
GA MAO	PERSONA MOVER	DEN WATT FOUR METER
WI BOAI FALLT ENTERRIPIC	MARE	EPMR TRANSCEND
O MUTED CROKE	PANELBOARD	CANER
IS NAGE SORER	PENTER	
HS NEFLUGENT STATEN	PRNARY	
III KEEP-COTT RED RAMC	PLASTIC COOLS	

DAI SET CF CONSTRUCTEN DOCUMENTS COES 11114 A SET  
OF PROJECT SPECIFICATIONS FRETICIAAR (71 MTS 1976  
REFER TO THE SPECIFICATIONS FOR ADDITIONAL 522

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/ Lessor

A handwritten signature in black ink, consisting of a stylized, cursive 'S' or 'L' shape, positioned over a horizontal line.

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## SECURITY AND CCTV SYSTEM EQUIPMENT

### 1. GENERAL

1.1 Unless specifically approved by the Contracting Officer, all material and equipment installed in the system shall be new and shall be the products of manufacturers regularly engaged in the production of such equipment. In addition, they shall be the manufacturers latest field proven standard designs available at the time of installation, except for such modifications from the manufacturer's standards as may be required to conform to these specifications. Where two or more units of the same class of equipment are required, such units shall be the standard products of a single manufacturer. Manufacturers shall be so established in the security and CCTV systems equipment industry that prompt continuing service and delivery of replacement parts may be assured.

1.2 The Occupational Safety and Health Administration (OSHA) has ruled that certifying the safety of electrical products for industrial and commercial use be done by a "nationally recognized testing laboratory" (NRTL). That is, in addition to Underwriters Laboratories (UL) and Factory Mutual Research Corporation (FRMC), OSHA is in the process of approving other testing laboratories for safety testing. The label of, or listing by, any NRTL will be accepted as conformance with this requirement. In lieu of the label or listing, the Contractor may submit test reports, issued by testing agencies satisfactory to the Contracting Officer, indicating that the materials, appliances, or devices conform to published standards of UL, the American National Standards Institute (ANSI), the National Electrical Manufacturers Association (NEMA), etc.

### 2. MAINTAINABILITY

2.1 Devices and equipment shall be designed and constructed to facilitate modular, unitized component replacement. Components shall be so arranged and assembled so that they are readily accessible to maintenance personnel. Controls and adjustments inside enclosures, requiring manipulation by maintenance personnel, shall be readily visible and accessible with minimum disassembly of the equipment.

### 3. INTERCHANGEABILITY

3.1 Like units, assemblies, subassemblies, and replaceable parts shall be physically and functionally interchangeable as complete items, without modification.



Individual items shall not be handpicked for fit or performance. Reliance shall not be placed on any unsuspected dimension, rating, characteristic, etc. Whether parts and subassemblies are readily replaceable will be determined by the COTR.

## SECURITY SYSTEMS

### 1. GENERAL

1.1 This specification provides for the installation of an Internet Protocol (IP) closed circuit television (CCTV) system at the following location:

SSA Field Office  
See Attached for Location

The contract shall include all labor, materials, accessories, and miscellaneous items necessary for the installation of a complete operational digital CCTV system even though each item is not specifically mentioned or described. The Contractor shall perform all work items indicated in these specifications and indicated on contract drawings.

1.2 All work shall be performed by skilled personnel directly employed and supervised by the Contractor. The Contractor shall utilize no foreign nationals or non-United States citizens in the installation of this CCTV system.

### 2. INSTALLATION COMPLETION TIME

2.1 The time for completion of all installation work shall be 45 calendar days from receipt of the notice-to-proceed.

### 3. COMPETENCY QUALIFICATIONS

3.1 All Contractors must meet competency qualifications as specified herein in order to qualify for performance under this contract. The Contractor shall have had at least three years successful experience in installing, servicing, and maintaining security, CCTV systems. The Contractor shall be a firm or firms currently and regularly engaged, full time, in the service and maintenance of security related systems.

3.2 The Contractor shall utilize a qualified security systems technician to supervise all installation, service, maintenance work, perform all adjustments of the systems equipment, and perform all testing of security related systems and electronics equipment.



3.3 In addition, the Contractor shall have installed, serviced, and maintained at least two (2) CCTV systems which are comparable to the one that is to be installed, serviced, or maintained under this contract and for which the Contractor performed satisfactory service for a period of not less than one year. To be considered comparable, prior security systems shall not have had less than the same number of devices operating together in one group as the largest number in any group specified for this project.

3.4 In order to verify that they meet the competency requirements of this specification, Contractors must submit the following information with their bid:

- (a) Proof that the Contractor has installed, serviced, and maintained CCTV systems for a minimum of three (3) years.
- (b) Proof that the Contractor is a firm or firms which currently and regularly installs, services, and maintains CCTV systems as a full time business.
- (c) The names and qualifications of security system technicians that shall supervise the work, and perform tests or adjustments on the systems and equipment. Qualifications shall include all schooling, training, and history of work experience.
- (d) A list of two prior systems comparable to the one specified under this contract which were installed, serviced, and maintained satisfactorily by the Contractor for a minimum of one (1) year. Each system listed shall include the firm or owner, location, person to contact (with telephone number), date of installation and service period, and a brief description of the system and worked performed on the system.

3.5 The Contractor shall submit any other information, prior to award of this contract to determine the competency of the Contractor.

#### 4. SUBMITTAL

4.1 The Contractor shall submit catalog data for approval, on all Contractor furnished equipment, to the Contracting Officer within five (5) calendar days after award of this contract. Failure by the Contractor to comply with this requirement and to obtain approval of equipment prior to installation shall bind the Contractor to

selection of the equipment by the Government. Selection by the Government shall be final and the material selected shall be used in the work at no additional cost to the Government.

4.2 Along with equipment submittal, the Contractor shall submit evidence that there is an experienced and efficient service organization within one-hundred (100) miles of the system location that is capable of providing maintenance and emergency service within 12 clock hours, as specified herein, along with name address and telephone number.

## 5. OWNERSHIP OF EQUIPMENT

5.1 After job completion and acceptance by the Government all materials furnished by the Contractor shall become the sole property of the Government.

## 6. AUTHORIZES CHANGES IN CONTRACT WORK REQUIREMENTS

6.1 The Contractor shall note that no changes in the work requirements or scope of work under this contract shall be made by the Contractor without a written modification to the contract approved by the Contracting Officer, except at the Contractor's own risk.

6.2 All work must be completed within 45 calendar days after notice to proceed. Request for extension must be in writing to the Contracting Officer and shall state additional time required and justification. Only the Contracting Officer is allowed to issue a written extension to the contract. In case of failure on the part of the Contractor to complete the work within the time fixed in the contract or any extension thereof the Contractor shall pay for each day the job has not been completed.

## 7. INSPECTIONS

7.1 Progress inspections may be conducted by the Government during any phase of the installation work. Any aspect of the work, the performance of the system, or any part of the installation may be inspected.

7.2 The Contractor shall notify the CO when the installation work is complete and while the Contractor is still on-site. The Contractor will be required to submit a test plan that covers all installed equipment for government approval. At the time of approval of test plan and completion of the job, the Contractor shall schedule a final

inspection with the CO after the Contractor has made an initial test inspection of the system.

The Contractor shall be required to be on-site during the final inspection. During the final inspection, the Contractor shall demonstrate to the CO complete performance of the total system as a whole and the performance of each separate device, camera, switch, and all other equipment and material required by the contract. The Contractor shall have a complete package of programming sheets and a programmer (if necessary) to display to the CO and the agency representative the system program during the final inspection.

## 8. ACCEPTANCE OF THE INSTALLATION

8.1 Acceptance of the installation by the Government will be given only after satisfactory completion of all work in accordance with the specifications, satisfactory demonstration of the performance of the total system and devices, completion of the specified training, and receipt by the Government of all required documents and as-built drawings.

## 9. WARRANTY OF WORK AND EQUIPMENT

9.1 All work performed by the Contractor under this contract shall be warranted by the Contractor for a period of one (1) year after final acceptance of all CCTV systems work. The Contractor shall be responsible for corrections due to work performed by him/her for the one (1) year period at no additional cost to the Government.

9.2 All Contractor furnished and installed materials and equipment under this contract shall be warranted by the Contractor for a period of one (1) year after final acceptance of all security and CCTV systems work. Should any of the materials or equipment fail or malfunction under normal usage during the year, the Contractor shall be responsible for repairing or replacing the defective item at no additional cost to the Government. The Contractor shall not be liable for failures or malfunctions caused by an act of God or as a result of damages or malfunctions not occasioned by normal use.

9.3 If a Contractor installed item fails or malfunctions under normal usage during the year, the Contractor shall be responsible for repairing or replacing the defective item at no additional cost to the Government.

## 10. INFORMATION AND CONTACTS

10.1 The Contractor shall maintain close contact with the Contracting Officer (CO) throughout the term of this contract and especially during the performance of any work under this contract.

10.2 Any questions concerning the installation or the system should be addressed to the following:

CONTRACTING OFFICER  
See Attached Item (1)

The Contracting Office will be in contact with any and all technical personnel.

END OF SECTION

CCTV SYSTEMS INSTALLATION REQUIREMENTS

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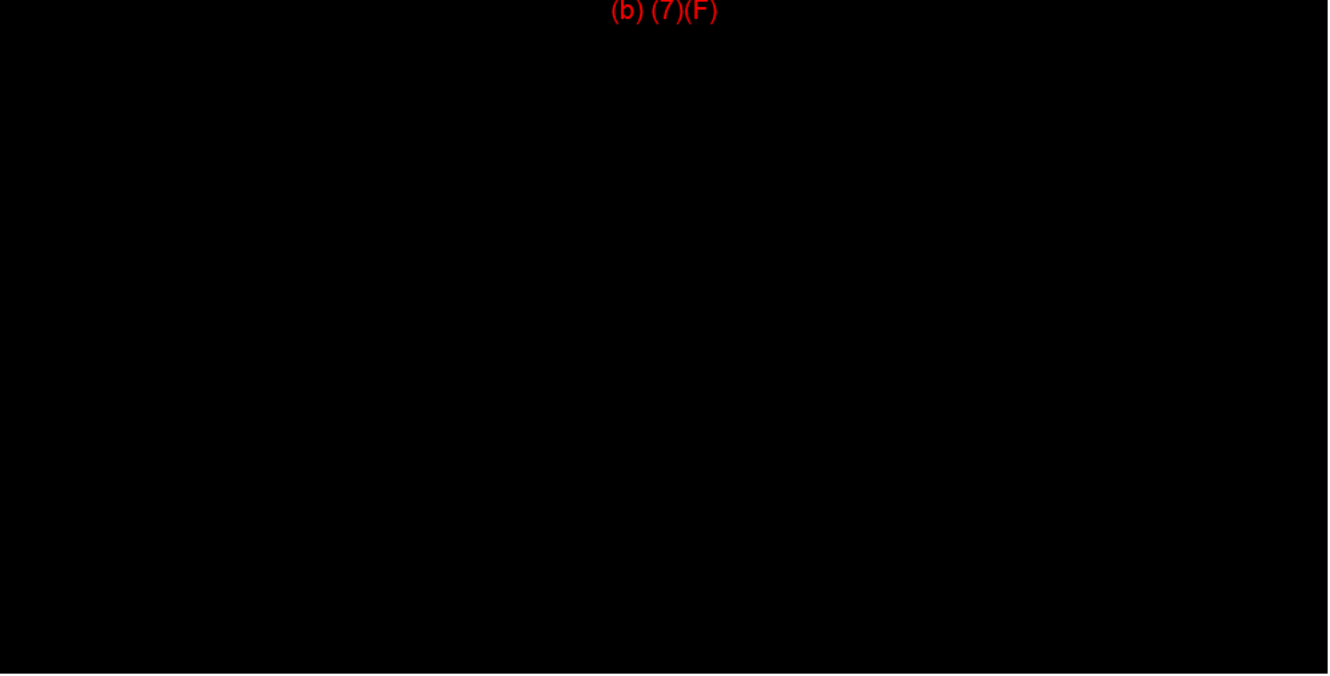
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END OF SECTION

**MOUNTING AND INSTALLATION  
OF SECURITY AND CCTV SYSTEMS AND ASSOCIATED EQUIPMENT**

**1. GENERAL**

1.1 Installation work shall be carefully laid out in advance to prevent unnecessary damage to existing walls, ceilings, doors, door frames, etc. Where cutting, channeling, chasing, or drilling is done in any part of the building during installation, these parts shall be repaired, refinished, repainted, and all debris cleaned-up. Where existing equipment is to be removed, all holes, wall damage, etc. shall be repaired, refinished, repainted, and all debris cleaned-up after removal. All repair work shall utilize materials to match the surface being repaired and shall be finished flush with the existing surfaces.

1.2 All work shall be accomplished in accordance with the best practices of the trade and in such a manner to minimize interference with the occupants of the building. Some work may be performed during normal agency hours if it will not interfere with the agency's mission. All work performed after normal hours shall be accomplished at no additional cost to the Government.

1.3 It shall be the responsibility of the Contractor to inspect the site, determine the quantity of work involved, compare the specifications with the work to be accomplished, and inform themselves as to all conditions, including other work, if any to be performed. All parts and components of any existing system shall be completely functional when incorporated with the newly installed parts.

1.4 All exposed conduit, surface raceway, fittings, supports, wires, cables, enclosures, or other equipment that do not have finished surfaces shall be painted with two (2) coats of paint to match the wall or surface on which they are mounted. Where equipment has a factory finish and is marred or damaged during the installation, it shall be touched up or refinished so as to leave a smooth uniform finish at the time of final inspection.

1.5 All paint used shall match the existing surface in type and color. Painting shall cover the specified equipment or repaired areas and be feathered out into surrounding existing surfaces to provide a uniform appearance without spotted areas.

1.6 During progress of the work, the Contractor shall remove and dispose of the



resultant dirt and debris at the end of each shift. The Contractor shall leave the premises in a broom cleaned condition daily that is satisfactory to the occupying agency.

## 2. MOUNTING STANDARDS

2.1 The Contractors shall mount all equipment securely and maintain the minimum mounting standards as specified herein. The Contractor shall use the manufacturers recommended mounting hardware or larger. All mounting holes in equipment shall be used. The Contractor shall not use any adhesives for the mounting of equipment, devices, wire, or cable..

2.2 On hollow walls (such as plaster, paneling, concrete masonry units, or dry wall) toggle bolts or expanding type hollow wall anchors shall be used. The following shall apply:

- (a) For a weight load of less than five (5) pounds, a 3/16-inch minimum shaft size toggle bolt or hollow wall anchor shall be used.
- (b) For a weight load of greater than five (5) pounds but less than twenty (20) pounds, a 1/4-inch minimum shaft size toggle bolt or hollow wall anchor shall be used.
- (c) For a weight exceeding twenty (20) pounds, a 3/8-inch minimum shaft size fastener shall be used and shall be located on studs or solid substrata.

2.3 On solid walls (such as concrete, plaster on masonry/concrete, masonry, and other similar solid construction materials) only screws and bolts with shields and/or anchors shall be used.

- (a) For weight loads of less than one (1) pound, a #6 sheet metal screw shall be used extending into a shield or anchor at least 1-inch.
- (b) For weight loads of greater than one (1) pound and less than ten (10) pounds, a #8 sheet metal screw shall be used extending into a shield or anchor at least 1-inch.
- (c) For weight loads greater than ten (10) pounds and less than twenty (20) pounds, a #10 sheet metal screw shall be used extending into a



shield or anchor at least 1 ½-inches.

- (d) For equipment loads exceeding twenty (20) pounds, only 3/8-inch heavy duty anchors shall extend into shields a minimum of at least 1 ½-inches.

2.4 On solid wood walls the following shall apply:

- (a) For weight loads of less than five (5) pounds, a #6 wood screw shall be used extending into the wood at least 1-inch
- (b) For weight loads greater than five (5) pounds and less than ten (10) pounds, a #8 wood screw shall be used extending into the wood at least 1-inch.
- (c) For weight loads greater than ten (10) pounds and less than twenty (20) pounds, a #10 wood screw shall be used extending into the wood at least 1 ½ inches.

2.5 For metal surfaces the following shall apply:

- (a) For metal frames and metal doors, self-tapping machine screws shall be used.
- (b) For weight loads of less than one (1) pound, a 6-32 machine screw shall be used.
- (c) For weight loads greater than one (1) pound and less than ten (10) pounds, a 8-32 machine screw shall be used.
- (d) For weight loads greater than ten (10) pounds and less than twenty (20) pounds, a 10-32 machine screw shall be used.
- (e) For weight loads greater than twenty (20), pounds and less than thirty (30) pounds, a 1/4-20 machine screw shall be used.

2.6 For any other mounting arrangements not specified herein, the Contractor shall contact the COTR for instructions.

### 3. INSTALLATION STANDARDS





The following specifications shall apply if applicable to the specific equipment or equipment type to be installed.

3.1 The Contractor shall follow specifications, drawings, and manufacturer's specifications for all parts of the installation.

3.2 The Contractor shall furnish and install proper cable connectors on wires for this installation as specified.

3.3 All equipment shall be properly located, installed, calibrated, adjusted, and tested for optimum performance and minimum false alarms.

3.4 All conduit and associated metallic protection shall be securely and independently supported as specified.

3.5 Wiring shall be connected to provide all specified functions. All visual and audible signals shall be operable. Contractor will be providing a rack and the rack must be secured to the floor. This rack will be exclusively for the CCTV system and equipment.

3.6 Power Supplies: shall be securely mounted inside cabinets using specified mounting standards. Power supply primary shall be connected to a 110 volt AC source with backup power. Secondary power shall be used for specified devices to provide AC or DC voltage and current as required.

**CONTRACTOR IS RESPONSIBLE FOR ALL POWER REQUIREMENTS FOR THIS INSTALLATION TO INCLUDE 110 VAC RECEPTACLES, HARDWIRED 110 VAC, BACK-UP POWER SUPPLIES AND ANY MULTIPLE PLUG IN STRIPS THAT ARE NECESSARY TO MAKE THE SYSTEM OPERATIONAL AND OPERABLE.**

END OF SECTION

## WIRING AND CABLING

### 1. GENERAL

1.1 The term "wiring" shall mean the furnishing of all wire, conduit, miscellaneous material, and labor as required for the installation, mounting, and connection of equipment.

1.2 All wiring and cables shall be installed in accordance with all codes local and state, and NEC. All wiring and cables shall be installed in a manner, and by such method, that will insure no damage to its physical properties and electrical characteristics. Routing of security wiring and cable shall be in a logical and orderly fashion with due consideration for the avoidance of physical and electrical interferences with other installed wiring.

1.3 All wiring and cable shall be installed inside the protected area and shall not leave the protected area, except for data lines or lines for monitoring of the system. Monitoring lines shall exit the protected space in conduit and terminate at the appropriate telephone, wire closet or Control Center.

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1.6 The Contractor shall be required to install any Government furnished wire and/or cable.

1.7 Wiring and cable shall be of the type specified. If no specification is given, the Contractor shall furnish and install stranded wire or cable of a type and size with proper electrical characteristics for the service intended and as recommended by the manufacturer of the associated equipment.

1.8 Wiring and cable, not required to be installed in conduit, shall be installed concealed above ceilings, in walls, etc. and be approved by NEC for that application. In certain areas where concealing is impossible (solid walls, solid



ceilings, etc.), the wires shall be installed in metal wiremold to follow the contour of the building and shall be located where they are not subject to damage.

1.9 Wire and cable, not required to be installed in conduit, shall be spaced at least 2-inches from other signal wires and/or grounded objects. Wires and cables shall run over, rather than under, steam, water, and sprinkler pipes. Wires and cables shall not be run over any electrical lights or with any electrical (AC) wires. Wiring shall not be installed parallel to any AC circuits. Wires or cables in vertical runs from one (1) floor to another shall have a fire resistive covering or sheath to prevent the travel of fire. Wires or cables passing through floors or walls shall be protected by metallic protection.

1.10 Wire and cable shall not be installed in elevator shafts.

1.11 Each wire and cable shall be clearly marked within each enclosure, junction box, or where termination is made. Wires and cables shall be marked with self-sticking numbered wire markers. Marking documentation shall be included with the detailed wiring diagram to be provided to the Government on completion of the installation.

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1.13 All wire or cables that are to be installed in ducts, plenum, or other air handling spaces shall be approved plenum type cable. Plenum cable shall be an approved type under NEC 725-2(b) and by UL as a Class 2 power limited circuit cable.

1.14 All wiring or cable shall be tested for, and be free of, opens and shorts. All wiring shall test free of grounds with the exception of circuits that are intended to be connected to the ground side of protective circuits.



1.15 All wire and cables entering equipment cabinets and enclosures shall be grouped and tied inside the enclosures on 6-inch centers with self-locking nylon cable ties. All wiring shall be grouped in an orderly fashion. Under no circumstances is the use of adhesive tapes (electrical or other) permitted for either permanent or temporary ties.

1.16 All wire and cable shall run continuous if possible. Where splices or in-line connections are required, splices shall be soldered and taped or crimped with NEC approved connectors. Where wiring is joined for splicing, it shall be mechanically secured by in-line twisting before it is soldered or crimped. Butt splices or other crimp type connectors may be used if approved by the COTR.

1.17 All wiring that is connected to equipment that has terminal strips or screw lugs shall be terminated with nylon insulated crimp-on spade lugs: Thomas & Betts STA-KON fork tongue locking type or equivalent, sized for correct wire and screw sizes. In no case shall bare wire be attached to screw terminals. Each spade lug shall be marked with a self-sticking numbered wire marker and documented on the as-installed wiring diagram.

1.18 All wiring that is connected to control equipment shall use crimp type spade lugs.

1.19 All coax cables that are connected to equipment shall be terminated with the proper BNC or video connectors that match the termination on the equipment. Contractor shall avoid making any splices in the video cable. If splices are unavoidable they must be made in an approved electrical junction box and be identified on the as built drawings.

## 2. CONDUIT AND FITTINGS

2.1 All conduit installed under this contract shall be a minimum of 3/4-inch EMT unless specified otherwise.

2.2 All specified conduit, flexible conduit, liquid-tight flexible conduit, connectors, etc. shall be in accordance with all applicable Federal Specifications, NEC, and local codes.

2.3 All conduits shall be installed and supported in accordance with the NEC and all local codes. Conduits shall be run in as a direct line as possible, with a minimum number of bends of the longest possible radius, in accordance with the best



practices of the trade. All conduit runs shall be mechanically and electrically continuous from end to end. Unless specified otherwise all conduits shall be installed concealed except on unfinished walls, inferred walls or ceilings in basements or penthouses, attics, roofs, and electrical/telephone closets. Any exposed conduits shall be installed parallel to or at right angles to the lines of the building. All conduits shall be installed complete before any conductors are drawn in.

All conduit and metallic protection shall be securely and independently supported, in accordance with the NEC, so that no strain will be transmitted to any outlet boxes, pull boxes, supports, and/or any equipment. Supports shall be rigid enough to prevent distortion of conduit or other metallic protection.

### 3. SURFACE METAL RACEWAYS

3.1 Surface Metal Raceways shall be in accordance with all applicable Federal Specifications, NEC, or local codes. Surface metal raceway shall be used only where specified or approved by the COTR to cover alarm wiring in finished areas where conduit is not appropriate. All raceways shall be securely electrically grounded.

### 4. AC POWER AND WIRING

4.1 All specified AC power wiring and work for AC circuits shall be performed by licensed electricians or approved by licensed electricians. The Contractor shall furnish and install all conduit, wiring, circuit breakers, outlets, etc. necessary to accomplish a complete, functioning AC circuit or system. All AC power wiring and work shall be in accordance with all local, state, and national electrical codes. Power wiring shall not be routed in common runs with low voltage alarm signal wiring. Power runs shall be so arranged that they do not introduce unwanted signals or currents into the system wiring.

### 5. GROUNDING

5.1 All conduits, junction boxes, cabinets, equipment where the manufacturer requires it to be grounded, and all non-current carrying metallic parts equipment shall be grounded in accordance with the NEC.

END OF SECTION

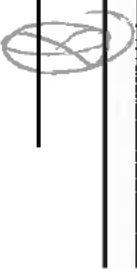


13 FPS Qualified Installer List  
Exhibit A to RLP 20R0206  
QUALIFIED INSTALLER LIST -- REGION 10 - October 17, 2012

3/6/2014

ALASKA

Action Security	Michael Nolan	4901 W. 48th Ave.	Anchorage	AK 99517	907-276-2106	Deleted
Alaska Security Alarm (ASA) Systems	Dave Cottrell	4300 Arctic Blvd.	Anchorage	AK 99502	907-562-5276	Bosch
ATS Alaska, Inc.	Robert Prady	139 E 51st Ave. Ste 100	Anchorage	AK 99503	907-375-4134	Bosch
Grinnell Fire Protection	Red Sweeney	5430 Fairbanks Suite 7	Anchorage	AK 99518	907-563-6163	Bosch
Guardian Security System	Wayne Bell	2600 Seward Highway	Anchorage	AK 99503	907-274-5275 or 907-242-3026 (cell)	Bosch/DMP
Honeywell H&BC	Doug Kaslich	4500 Business Park Blvd	Anchorage	AK 99503-4594	907-564-8124	Bosch
Johnson Controls	Mark Elliott	4212 Spenard Rd.	Anchorage	AK 99517	907-243-3737	Bosch
Siemens Building Technologies		5333 Fairbanks St., Suite B	Anchorage	AK 99518	907-563-2242	Bosch
ADT Security Systems			Anchorage	AK	206-624-3103 425-687-2901 Cell 206-854-2448	DMP/Bosch
NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D. Contact Eugene Hansen of ADT Federal Systems Division.						
Armstrong Alarm	Mike Armstrong	P.O. Box 83037	Fairbanks	AK 99708-3037	907-488-4299	Bosch
Action Locksmith	Wayne Tyson	516 Old Steese Hwy.	Fairbanks	AK 99701	907-451-7954	Bosch
Siemens Building Technologies		P.O. Box 81046	Fairbanks	AK 99708	907-479-7034	Bosch
Canyon Lock & Key	Bob White	6008 Lemmon Street	Juneau	AK 99801	907-780-4001 or 907-321-0896	
Doaks Lock & Key	Jim Sullivan	8800 Glacier Hwy # 119	Juneau	AK 99801	907-789-9152 or 907-289-1112	
Advanced Communications		4988 Shoreline Dr. N	Ketchikan	AK 99901	907-225-8877	DMP/Bosch
Alert Alarm of Alaska		PO Box 3982	Soldotna	AK 99669	907-260-5977	DMP
Communications Alaska	George Martin	44067 Kalifornsky Beach Rd. P.O. Box 2820	Soldotna	AK 99669	907-262-5731	DMP/Bosch



13. FPS Qualified Installer List  
Exhibit A to RLP 20R0206

3/6/2014

**WASHINGTON**

Security Solutions / Bellingham Lock & Safe	Jim Vos	1619 N. State Street	Bellingham	WA 98225	360-734-4940	DMP/Bosch
Northshore	Kevin Cory	1600 Kentucky St. Unit A-1	Bellingham	WA 98226	360-733-1330	DMP
C & R Electric, Inc.	Andy Earle	919 S.W. 150th St. Suite A	Burien	WA 98166	206-937-3654	DMP/Bosch
Absco Alarm	Skip Cain, Dan Norton	7833 196th St. Southwest Ste. 101	Edmonds	WA 98028	206-367-1166	Bosch
Evergreen Security	Bill Murray		Everett	WA	425-348-3850	DMP
Reliable Security Service	Bill Miller	2939 Lombard St.	Everett	WA 98201	425-353-5512	Bosch
Automated Communications	Steve Young	5007 Pacific Hwy E., Suite 7	Fife	WA 98424	253-926-1947	Bosch
Siemens Building Technologies	John Vele	22010 SE 51st Street	Issaquah	WA 98029	425-507-4304	Bosch
Cascade Alarm and Signal Co.	Keith Craine	17604 S.E. 292nd Place	Kent	WA 98042	206-767-5800	Bosch
Cook Security Group	Adam Golden	8214 192nd Street	Kent	WA 98032	253-218-2299	DMP/Bosch
Grinnell Fire Protection Systems	Dean Reed	1215 South Central, Ste 128	Kent	WA 98032	253-859-5066	Bosch
RFI Communications & Security Systems	Darrell Boyd	19717 62nd Avenue South, Suite F103	Kent	WA 98032	253-981-6100	DMP/Bosch
Custom Security	John Bunlin	4500 - 3rd Ave. S.E. or PO Box 3407	Lacey	WA 98509-3407	360-491-6320	Bosch
Long Bell Security Resources	Gary Pope	1207 14th Ave.	Longview	WA 98632	360-423-9311	Bosch
Cascade Alarm and Signal Co.	Keith Craine	PO Box 1515	Maple Valley	WA 98038	206-767-5800	Bosch
Siemens Building Technologies		1128 Dale Lane	Mount Vernon	WA 98273	360-336-3300	Bosch
Evergreen Security Inc.	Ken Doan or Bill Murray	8229 44th Ave W. #D	Mukilteo	WA 98275	425-348-3850	DMP/Bosch
Focus Micro Inc.	Ken Rhule	4640 Campus Place, Suite 100	Mukilteo	WA 98275	800-693-6535	DMP/Bosch
Alarm Center Inc.	Robert Helstrom	2907 Marvin Rd. Northeast	Olympia	WA 98516	360-491-6320	DMP/Bosch
Fire Systems West		219 Frontage Rd N., Suite B	Pacific	WA 98047	253-735-0113	Bosch

13. FPS Qualified Installer List  
Exhibit A to RLP 20R0206

3/6/2014

Advanced Protection Services, Inc.	Ralph Lynch	P.O. Box 2665	Pasco	WA 99302	509-545-0752	DMP
Cree Electric	Steve Cree	7716 W Dradle St	Pasco	WA 99301	509-547-6588	Bosch
Moon Security Services, Inc.	Barry Gleason	507 W. Clark St.	Pasco	WA 99301	509-545-1881	DMP/Bosch
Federal Fire Safety	Chris Gollan	2032 South O Street	Port Angeles	WA 98362	360-457-3308	Bosch
Security Plus	Kelly Smith	12815 Canyon Rd. E. Ste. D	Puyallup	WA 98373	253-548-0415	DMP
Statewide Security	Jim O'Donnell	25709 NE 10th St	Redmond	WA 98074	425-558-4840 or 206-510-9332	DMP/Bosch
ADT Security Systems	Rich Bishop	841 Powell Ave S.W. Ste. 101	Renton	WA 98055	206-624-3103	DMP/Bosch
NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.						425-687-2901
Contact Eugene Hansen of ADT Federal Systems Division						Cell 206-854-2448
Allied Fire & Security	Josh Brook	5901 4th Ave S.	Seattle	WA 98108	206-767-2500	DMP/Bosch
Argens, Inc.	Taylor Argens	84 S. Main Street	Seattle	WA 98104	206-623-2662	Deleted
Camtek, Inc.	Lorie Stephenson	3815 East Everett	Spokane	WA 99217	509-443-2609	Bosch
Diebold, Inc.	David L. Beers	3415 S. 116th St. Ste 113	Seattle	WA 98168	206-241-3600	Bosch
Evergreen Technologies	Jim Iverson	1955 - 1st Ave. S.	Seattle	WA 98134	206-583-2674 or 206-340-1955	DMP
Guardian Security	Frank Close	1743 - 1st Ave S.	Seattle	WA 98134	206-622-6545 ext. 226	Bosch
GS Edward Co.	Bill Burkard	647 Strander Blvd	Seattle	WA 98188	206-575-2911	Bosch
London Controls Inc		8503 Roosevelt Way Northeast	Seattle	WA 98115	206-522-6800	DMP/Bosch
Pacific Fire & Security Inc.	Maureen McLamey	828 Poplar Place South	Seattle	WA 98144	206-957-0907	Bosch
Pinkerton Systems Integration	Ed Fernando	1749 Dexter Ave. N.	Seattle	WA 98109	206-213-0911	DMP/Bosch
Safety Team Inc, The	Paul Werlink	670 South Lucille Street	Seattle	WA 98108	206-762-1450	Bosch
Secure Services, Inc.	Todd Rosenberg	150 12th Ave. P.O. Box 22865	Seattle	WA 98122	206-624-1115	DMP/Bosch



Security Concepts, Inc.	Gary Smith	4742 42nd Ave. SW 402	Seattle	WA 98116	206-937-7100	Bosch
ADT Security Systems			Seattle	WA	206-624-3103	DMP/Bosch
NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.						
Contact Eugene Hansen of ADT Federal Systems Division.					Cell 206-854-2448	

Signal Equipment	David Justice	3616 E. Marginal Way S.	Seattle	WA 98134	206-623-8400	Bosch
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TelData Systems, Inc.	Dennis Davison	PO Box 88983	Seattle	WA 98138	206-829-2668 or 206-682-8721	DMP
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All Guard Security Syst, Inc	Rick Westover	12332 234th Street S.E.	Snodhormish	WA 98290	206 281-0088	Bosch
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Evergreen Security Systems	Bill Murray	8229 - 44th Ave. W. Ste. D	Snodhormish	WA 98275	425-348-3850	DMP
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ADT Security Systems			Silverdale	WA	206-624-3103	DMP/Bosch
NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.						
Contact Eugene Hansen of ADT Federal Systems Division.					425-687-2901 Cell 206-854-2448	

Avista Advantage	Jan Stanley	1313 N. Atlantic, 5th Floor	Spokane	WA 99201	509-489-0500	DMP
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Allied Fire & Security	Eric Arnabury	425 West 2nd Avenue	Spokane	WA 99201	509-624-3152	DMP/Bosch
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Camtek, Inc.		3815 E Everett Ave	Spokane	WA 99217	509-443-2609	Bosch
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Certified Security	Bob or Jeff Hanley	1420 N. Pines Rd.	Spokane	WA 99206	509-922-9111	DMP/Bosch
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Engineered Control Systems	Robert Ellis	2717 N. Hogan Street	Spokane	WA 99207	509-483-6215	Bosch
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Fire Systems West		922 North Lake Road	Spokane	WA 99212	509-534-5180	Bosch
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Firepower, Inc.		10220 N Nevada St # 200	Spokane	WA 99218	509-468-3204	Bosch
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General Fire Protection	Steve McCall	4004 E. Trent Avenue	Spokane	WA 99202	509-535-4255	Bosch
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Moon Security	Don Crawford	209 S. Washington St.	Spokane	WA 99201	888-262-1371 or 509-456-6833	DMP/Bosch
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Siemens Building Technologies		12406 East Deemet, Ste A	Spokane	WA 99216	509-891-9070	Bosch
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ADT Security Systems			Spokane	WA	206-624-3103	DMP/Bosch
NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.						
Contact Eugene Hansen of ADT Federal Systems Division.					425-687-2901 Cell 206-854-2448	

Cook Security Group

Scott Reynolds

6501 E. Trent Avenue, Suite 1

W/A 99212

509-926-5599

3/6/2014  
DMP/Bosch13. FPS Qualified Installer List  
Exhibit A to RLP 20R0206

Spokane Valley

Advance Protection System

Cary Tainer

2231 E. Fairbank St.

Tacoma

W/A 98404

253-627-4813

Bosch

Guardian

5424 S Tacoma Way

Tacoma

W/A 98408

253-474-5855

Bosch

Mountain Alarm

Margaret Splizas

Tacoma

W/A 98467

253-473-3812

DMP

Siemens Building Technologies

5013 Pacific Hwy E Unit 16

Tacoma

W/A 98424

253-922-8648

Bosch

Sound Electronics

Andy Fraudenstein

Tacoma

W/A 98408-7789

253-472-2955

Bosch

ADT Security Systems

Tacoma

W/A

206-624-3103

DMP/Bosch

NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.  
Contact Eugene Hansen of ADT Federal Systems Division.425-687-2901  
Cell 206-854-2448

Entrance Controls

Michael Inay

702 Industry Drive

Tukwila

W/A 98188

206-622-0452

DMP

Froula Alarm Systems, Inc.

Andy Earle

861 Industry Dr.

Tukwila

W/A 98188-3411

206-575-1962

Bosch

Entrance Controls

Scott Ferguson

1923 E 5th Street

Vancouver

W/A 98681

360-256-4416

DMP

ADT Security Systems

Vancouver

W/A

206-624-3103

DMP/Bosch

NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.  
Contact Eugene Hansen of ADT Federal Systems Division.425-687-2901  
Cell 206-854-2448

Fire Systems West

600 SE Maritime Ave., Ste. 300

Vancouver

W/A 98681

503-289-2208

Bosch

Security Control System Inc.

Bill Hope

10818 N.E. Coxley Dr., Ste D

Vancouver

W/A 98662

360-260-1030

Bosch

Security Professionals LLC

George Nuttle

911 Main Street, Suite 101

Vancouver

W/A 98660

360-574-5429

Bosch

Sentrol of SW Washington

Carol Green

8510 E. Mill Plain Blvd. Ste C

Vancouver

W/A 98664

360-696-2911

Bosch

Walla Walla Electric

Mike Meyers

1225 W. Poplar Street

Walla Walla

W/A 99362

509-525-8672

DMP/Bosch

Moon Security

David J. Zabrocki

1630 N. Wenatchee Ave. Ste. 3

Wenatchee

W/A 98601

509-663-6877

DMP/Bosch

Keyhole Security Center

Ron Lodge

238 S. Wenatchee Ave.

Wenatchee

W/A 98601

509-663-5610

DMP/Bosch

All Guard Security Syst, Inc

Rick Westover

PO Box 2285

Woodinville

W/A 98072

206-281-0088

Bosch

Inland Alarm &amp; Fire Protection

Adrian Wathan

1100 Athlunum Road

Yakima

W/A 98903

509-457-6065

DMP/Bosch

E-3 Solutions

Derek Karel

505 South Third Avenue

Yakima

WA 98902

509-452-0240

DMP

3/6/2014

# 13. FPS Qualified Installer List Exhibit A to RLP 20R0206

## ADT Security Systems

NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.

Contact Eugene Hansen of ADT Federal Systems Division.

Cell 206-854-2448

Yakima

WA

206-624-3103

DMP/Bosch

## OREGON

### Rite Way Electric

Emmerson Smoker

2904 Three Lakes Rd. S.E.

Albany

OR 97321

541-758-7106

DMP

### Crimebusters Security

Jerry Clayton

P.O. Box 569

Beavercreek

OR 97004

503-236-1900

Bosch

### Diebold, Inc.

Tony Cantrell

15100 SW Koll Parkway, Ste N

Beaverton

OR 97006

503-643-8543

DMP/Bosch

### Omega Corporation

7990 SW Silrus Dr.

Beaverton

OR 97008

503-526-9595

Bosch

### Pacific Protection

Lance Sundberg

16364 SW Estuary 106

Beaverton

OR 97006

503-690-6693

Bosch

### Pinkerton Systems Integration

Robert Flynn

7990 S.W. Citrus Dr.

Beaverton

OR 97008

503-526-9595

DMP

### Protection One

David Uhl

3900 SW Murray Blvd

Beaverton

OR 97006

503-520-6000

Bosch

### RFI Security Inc.

Stephanie Mays

6195 S.W. 112th St.

Beaverton

OR 97005

503-626-6387

DMP/Bosch

### Siemens Building Technologies

15201 NW Greenbrier Parkway Suite A4

Beaverton

OR 97006

503-207-1900

Bosch

### East Cascade Security Alarms

Brian R. Busaker

1655 N.E. Lytle St. P.O. Box 5757

Bend

OR 97701

541-389-0015

Bosch

### Security West

Tim Lutz

P.O. Box 6148

Bend

OR 97708

541-382-5526

DMP

### Watchdog Security LLC

Mitch Merchant

PO Box 5352

Bend

OR 97708

541-390-4556

DMP

### Sprint/North Supply

Teresa Brewer

16107 Southeast 98th Avenue

Clackamas

OR 97015

503-656-8444

Bosch

### Statewide Security

Dan Holladay

15605 South East 90th Avenue

Clackamas

OR 97015

503-722-9673

Bosch

### Siemens Building Technologies

90710 Huntley Court, Suite A

Coburg

OR 97408

541-338-4096

Bosch

### Crimebusters Security

Jerry Clayton

23851 S.E. Howlett Road

Eagle Creek

OR 97022

503-236-1900

Bosch

AAA Alarm Company of Oregon

Gene Wilding

712 Powers St.

13. FPS Qualified Installer List  
Exhibit A to RLP 20R0206

Eugene

OR 97402

541-686-8843

3/6/2014  
Bosch

Integrated Electronic Systems

Nathan Phillips

1298 Bethel Dr. P.O. Box 708

Eugene

OR 97440

541-485-4456

DMP/Bosch

RFI Security, Inc.

Tom Delano

1010 Tylin St. Suite 6

Eugene

OR 97402

541-345-6816

DMP

Sonitrol

Ted Parker

POB 21009

Eugene

OR 97402

541-344-7233

Bosch

Asset Protection Partnership

Brian Dickenson

2352 Williamina Avenue

Forest Grove

OR 97116

503-359-4344

Bosch

Radionics, Inc.

Andy Applegate

3015 S.W. 14th Dr.

Gresham

OR 97080

503-661-1191

Bosch

Bills Company

Tina Bird

PO Box 230

Hebo

OR 97122

503-392-4399

Bosch

AT &amp; T Security Plus

Randal L. Lee

1001 Sunset

Hood River

OR 97031

541-386-2454

Bosch

Apollo Security

Robert Cowan

127 S. Cornell Court

Lake Oswego

OR 97034

503-635-5595

Bosch

Warren Oliver Company

Warren Oliver

93 S.W. Foothills Road

Lake Oswego

OR 97034

503-635-3496

Bosch

DND Security &amp; Communications

Mike Buckner

1101 Alpine St.

McMinnville

OR 97128

503-472-4003

Bosch

SOS Alarm

Ray Clauborn

3273 Biddle Road

Medford

OR 97504

541-773-3900

Bosch

ADT Security Systems

NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.

Medford

OR

206-624-3103

DMP/Bosch

Contact Eugene Hansen of ADT Federal Systems Division.

Cell 206-854-2448

Cook Security Group

Ron Hunt

249 E. Barnett Rd, Ste 10249

Medford

OR 97501

503-786-5173

DMP/Bosch

Cook Security Group

Tony Lucol

5841 SE International Way

Milwaukie

OR 97222

503-786-5173

DMP/Bosch

Electronic Solutions Plus

Douglas Horine

P.O. Box 22387

Milwaukie

OR 97269-2387

503-238-2442

Bosch

Fire Alarm &amp; Systems, Inc.

Joe Hay

P.O. Box 935

Pacific City

OR 97135

503-965-7555

Bosch

Action Technologies

Steve Kirkland

835 S.E. 17th Avenue

Portland

OR 97214

503-231-1992

DMP/Bosch

Allied Fire &amp; Security

Craig Summers or John McNeary

530 NE Couch Street

Portland

OR 97232

503-972-4141

DMP/Bosch

Blue Shield Security

Mike Raab

3111 S.E. 13th Street P.O. Box 813

Portland

OR 97207-0813

503-228-5433

Bosch



Christenson Electric	Craig Born	111 SW Columbia, Suite 480	Portland	OR 97201	541-953-6870	DMP
Converjint Technologies		16575 SW 72nd Avenue	Portland	OR 97224	503-228-8522	Bosch
G.B. Manchester Corporation	John Lanpert	5012 N.E. 42nd Avenue	Portland	OR 97218	503-287-1112	Bosch
Grinnell Fire Protection	Bob Kerr	2870 NW 29th	Portland	OR 97210	503-223-1525	Bosch
Guardian Systems N.W., Inc.	Wayne Pizer	13500 SW Pacific Hwy Ste. 243	Portland	OR 97223	503-639-3723	Bosch
H.S.I. Security Systems, Inc.	Barney O'Donnell	3424 N. E. 35th Avenue	Portland	OR 97201	503-287-4604	Bosch
Huser Integrated Technologies	Billy Nichols	1313 NW 17th Avenue	Portland	OR 97209	503-227-6688	DMP/Bosch
Metro Safety & Fire		14324 SE Stark St	Portland	OR 97233	503-231-2999	DMP
Performance Systems Int. Corp.	Scott Dulaney	7324 SW Durham Road	Portland	OR 97224	503-641-2222	DMP
Protec Security, Inc.	Andy Swartz	720 N.E. Flanders St.	Portland	OR 97232	503-235-4000	DMP/Bosch
Protection One	Al Pound	15500 S.W. 72nd Avenue, Suite 100	Portland	OR 97244	503-624-0244	Bosch
SecureCom, Inc.	Kevin McElwee	10260 SW Greenburg Rd	Portland	OR 97124	503-244-5546	Bosch
Selection	Tom Delano	7225 SW Bonita Road	Portland	OR 97224	503-670-5211	Bosch
RFI Security, Inc.		6195 S.W. 112th St	Portland	OR 97005	541-345-6816	DMP/Bosch
ADT Security Systems			Portland	OR	206-624-3103	DMP/Bosch
NOTE: ADT has a contract for security services under the Federal Supply Schedule, Contract #GS-07F-8854D.						
Contact Eugene Hansen of ADT Federal Systems Division.						
Cascade Life & Safety	Ken Rutledge	2715 22nd St SE	Salem	OR 97302	503-315-2204	Bosch
Cerberus Pyrotechnics		2522 26th Street S.E.	Salem	OR 97302	503-364-4566	Bosch
Northside Electric	Craig Born	2920 22nd Street Southeast	Salem	OR 97302	503-585-4879	DMP
Salem Fire Alarm, Inc.	Gene Durbin	3160 22nd Street S. E.	Salem	OR 97302	503-364-4566	DMP
Security Alarm Corp.	Jim Dice	400 S. Broadway P.O. Box 665	Salem	OR 62881	618-548-5768	Bosch
SecureCom Inc		1940 Don St Ste 100	Springfield	OR 97477	541-343-5565	Bosch

13. FPS Qualified Installer List  
Exhibit A to RLP 20R0206

3/6/2014

All Source	Kevin Ferrascl O'Malley	9317 S.W. Uniat Court	Tualatin	OR 97062	503-692-0394	Bosch
Rreece Complete Security Solutions	Stephanie Mayes	25977 SW Canyon Creek Rd. Ste. E	Wilsonville	OR 97070	503-682-9900	DMP/Bosch
Skyline Fire & Communications, Inc	Larry Roman	9150 S.W. Pioneer Ct. Ste. M	Wilsonville	OR 97070	503-682-0850	Bosch
<b>IDAHO</b>						
Alarm Co. LLC	Corrine McKague	600 N. Curtis	Boise	ID 83713	208-332-4605	Bosch
Alarmco Inc.	Mike McKague	1675 N. Mitchell Street	Boise	ID 83704	208-378-9731	Bosch
Allied General Fire & Security, Inc.	Kenneth Webster	5307 N Glenwood St	Boise	ID 83714	208-367-9100	Bosch
Asset Protection Partnership	Tim Morgan	1111 South Orchard ST	Boise	ID 83705	208-345-4769	Bosch
Cook Security Group		9543 West Emerald Street	Boise	ID 83704	208-319-0534	DMP/Bosch
Mountain Alarm	Tom Kyle	11473 W. Fairview	Boise	ID 83713	208-378-9655	DMP
Peak Alarm Company	Pete Devlin	11770 W President Dr # G	Boise	ID 83713	208-323-1199	DMP
Siemens Building Technologies		9632 W. Emerald Street	Boise	ID 83704	208-658-9107	Bosch
ADT Security Systems			Boise	ID	206-624-3103	DMP/Bosch
NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.						
Contact Eugene Hansen of ADT Federal Systems Division.						
First Alarm	Tracy Corbbs	P.O. Box 656	Caldwell	ID 83606	208-455-5611	DMP
Big Country Security	Lee & Paula Lorenz	128 Locust Avenue #500	Coeur d'Alene	ID 83614	208-726-8172	Bosch
Inland Alarm	Chris Bitteman	1415 N. 2nd Street	Coeur d'Alene	ID 83814	208-773-3998	Bosch
Idaho Alarms	Rod Hunt	2597 Haven Drive	Eagle	ID 83616	208-939-2307	Bosch
ADT Security Systems			Idaho Falls	ID 83401	206-624-3103	DMP/Bosch
NOTE: ADT has a contract for security services under the Federal Supply Schedule. Contract #GS-07F-8854D.						
Contact Eugene Hansen of ADT Federal Systems Division.						
Peak Alarm Company	Steven Larsen	240 S. Holms Ste. B	Idaho Falls	ID 83341	208-524-4282	Bosch

Ketchum Alarm Co.

Tom Bowman

331-2 Lewis St.

13. FPS Qualified Installer List  
Exhibit A to RLP 20R0206

Ketchum

ID 83340

208-726-8172

Bosch

3/6/2014

Sentinel Fire and Security	John Henry Nicolai	P.O. Box 3368	Ketchum	ID 83340	208-726-4788	Bosch
Fisher Systems Inc.	Dick McMillen	1008-16th Ave.	Lewiston	ID 83501	208-746-1071	DMP/Bosch
Alarm Systems Integration	Jack Schmidt	PO Box 1312	Meridian	ID 83680	208-871-2473	DMP
Grimmell Fire Protection	Jeff Willicheck	657 N. Linder Road	Meridian	ID 83642	208-887-1221	Bosch
A & A Security Systems & Service	Tim Christopherson	255 N. Linder Rd.	Meridian	ID 83642	208-887-6300	DMP/Bosch
Ahart Alarm	Alan Hart	712 East Fairview Ave.	Meridian	ID 83642	208-888-6444	Bosch
Security Group	Jeff Kezar	357 E. Watertower Lane	Meridian	ID 83642	208-895-8400	DMP/Bosch
Integrated Security Resources, Inc.	Chris Franco	PO Box 1211	Meridian	ID 83680	208-884-8562	DMP
Siemens Building Technologies		1282 Alturas Drive	Moscow	ID 83643	208-883-8330	Bosch
Ahart Alarm	Alan Hart	PO Box 375	Nampa	ID 83653	208-888-6444	Bosch
Inland Alarm	Josh Baker	921 E. 3rd Avenue	Post Falls	ID 83854	208-773-6998	Bosch
Alarm Star		PO Box 454	Star	ID 83669	208-333-7787	DMP
A & T Security Systems	Tom Tucker	841 Rimview Lane E.	Twin Falls	ID 83301	208-734-7233	DMP/Bosch
Audio Warehouse	Ernie Kendrick	1036 Blue Lakes Blvd N.	Twin Falls	ID 83301	208-734-2808	DMP
TTC Information Systems	Craig Daley	181 Blue Lakes Blvd North	Twin Falls	ID 83301	208-734-1300	DMP/Bosch
Idaho Sec. Sys. Inc.	David Bowman	2735 E. 3300 North	Twin Falls	ID 83301	208-734-7837	Bosch

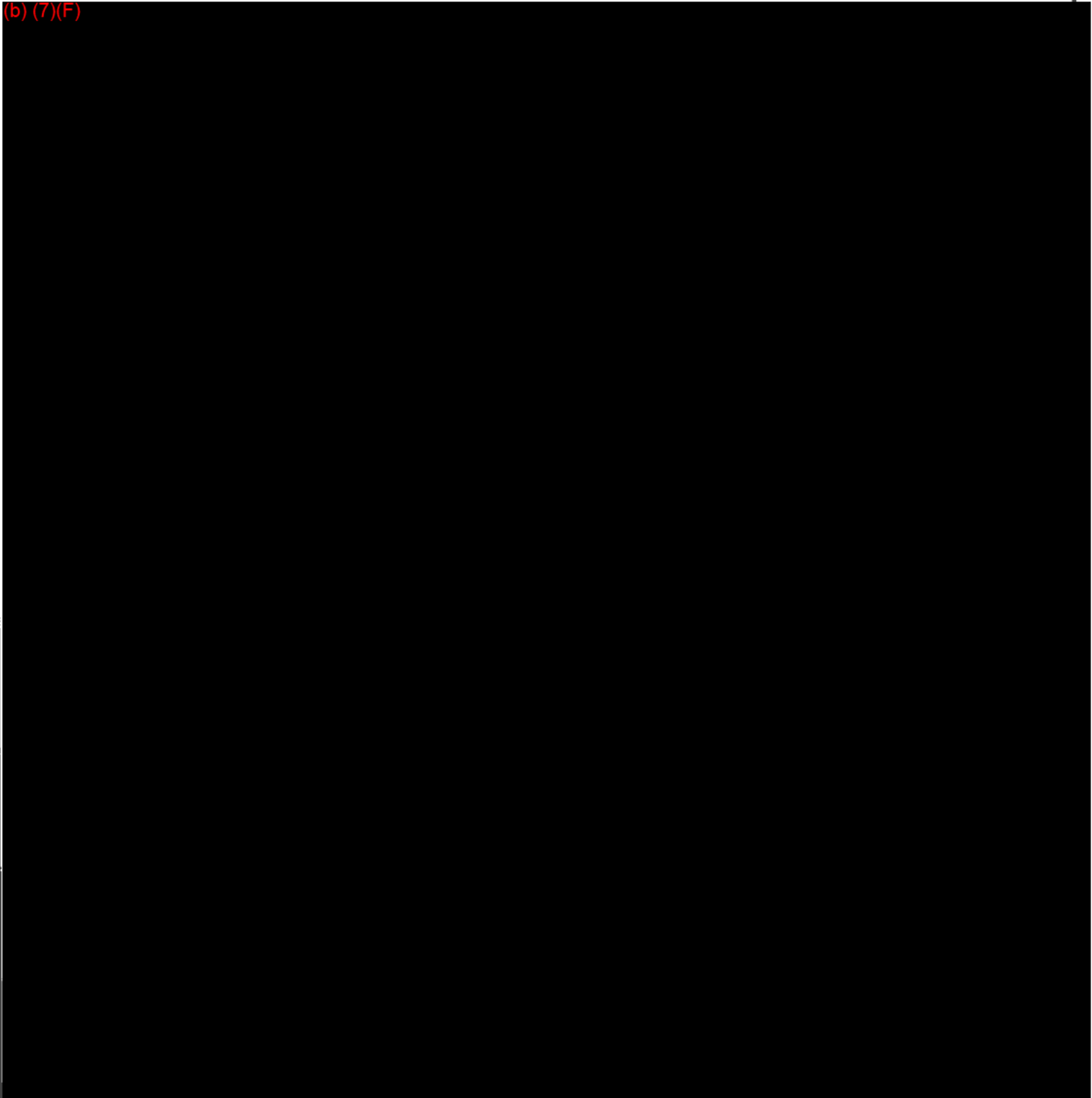




Department of Homeland Security  
National Protections and Programs Directorate  
Federal Protective Service  
MegaCenter Alarm Requirements (MAR)

DATE:

(b) (7)(F)



A handwritten signature is written over the "Lessor" text in the footer. The signature is cursive and appears to be a stylized "S" or "L" followed by a flourish.



Exhibit A to RLP 20R0206  
**NOTE THE FOLLOWING REQUIREMENTS**  
**PLEASE READ THE ENTIRE PAGE**

(b) (7)(F)



PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY  
Do not remove this notice - Properly destroy documents when no longer needed.

(b) (7)(F)



PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY

Do not remove this notice - Properly destroy documents when no longer needed.



(b) (7)(F)

(b) (7)(F)



PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY

Do not remove this notice - Properly destroy documents when no longer needed.

(b) (7)(F)



(b) (7)(F)



(b) (7)(F)



(b) (7)(F)



PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY

Do not remove this notice - Properly destroy documents when no longer needed.



(b) (7)(F)



PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY

Do not remove this notice - Properly destroy documents when no longer needed.



(b) (7)(F)



PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY  
Do not remove this notice - Properly destroy documents when no longer needed.

(b) (7)(F)



(b) (7)(F)



PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY

Do not remove this notice - Properly destroy documents when no longer needed.

## Structure

(b) (7)(F)



(b) (7)(F)



## Features

Zephyr ceiling and inline fans are designed and constructed to create a quiet and reliable product. Each unit is fully assembled and tested prior to shipment. Extensive combinations of wheel sizes and speeds enable the Zephyr to cover a wide range of CFM.



### Complete Range of Performance

Penn provides the most ceiling fan options of any manufacturer. With 17 different models spaced evenly across the CFM and static pressure spectrums, there is a Zephyr to meet each of your requirements.

### Infinite Speed Adjustment

Zephyr performance can be precisely adjusted with the use of a Lek-Trol speed control. Mounted either on the unit or remotely, Lek-Trols can be used to accommodate variable ventilation needs.

### Low Sound

For sound critical applications, the Zephyr S series delivers the lowest sound ratings in the industry. All Zephyrs feature acoustically insulated housings, custom designed blower and motor pairings, motors mounted on vibration isolators, and for all but the smallest Zephyr - Z3H, dual inlet blowers.

### High Static Pressures

When higher static pressures are encountered, the Zephyr H series fans excel. Faster RPM allow these fans to better sustain air-flow as static pressure increases. This makes them well suited for inline applications.

### EasyTap Speed Selection

Selected Zephyrs are provided with dual speed motors designed to run at nominal speeds of 1050 and 1550 RPM. By simply changing one wire tap, a fan's speed can be switched. This ability to alter speed and airflow allows on the spot adjustments to deal with unforeseen circumstances. Systems deficiencies can be accommodated in the field quickly and without the added cost of replacing a fan.

### Quick Access Wiring

Wiring the Zephyr is quick and easy. Access to the motor leads is through a panel in the side of the unit; there is no need to remove the power pack. However, if the need to remove the power pack ever arises, a quick connect plug makes the process simple and easy.

### Construction

#### Motors

All units have permanently lubricated motors manufactured to Penn's exacting specifications. Motors feature built in overload protection and plug in disconnects.

#### Grilles

Constructed of attractive molded white plastic, aerodynamically designed grilles feature an 85% free area. To make for easy removal and cleaning, the grilles are held in place with quick attach springs. An optional metal face grille with a white finish is available. Screws are also available for high security applications.

#### Wheels

Wheels are dynamically balanced and performance matched with the motor. On models Z5H and larger dual inlet blowers are employed to minimize sound levels.

#### Housings

Housings are fabricated of galvanized steel. Acoustical insulation is used to minimize sound.



## Field Conversion – for Ultra Quiet Installations

The Zephyr cabinet is designed for quick transition from right angle discharge to top discharge or into an inline configuration. Simply remove two (or four depending upon model) sheet metal screws, switch positions of the access panel and top panel, rescrew, and a right angle discharge fan becomes a top discharge fan.

There is no need to remove the power pack. The blower remains oriented in one position while the panels change places. The transformation to an inline fan is accomplished by the replacement of the grille with an access panel. Again, only two (or four) screws are involved in the process.

### Changing from Right Angle to Top Discharge



**Step 1A.** Remove Screws.



**Step 1B.** Remove Access Panel.



**Step 1C.** Rotate Access Panel 90°.



**Step 1D.** Reinstall Screws.

### Changing from Ceiling Mount to Inline Configuration



**Step 2A.** Discard Grille and Remove Access Panel Screws.



**Step 2B.** Remove Access Panel.



**Step 2C.** Install Optional TDA Panel and Four Screws.



**Step 2D.** Reinstall Access Panel and Screws.





Penn Zephyr fans are the world's quietest ceiling fans. However, consideration must be given to the installation of the product to assure full benefit of this Zephyr feature.

Location is one such consideration. While Zephyr fans are quiet enough to

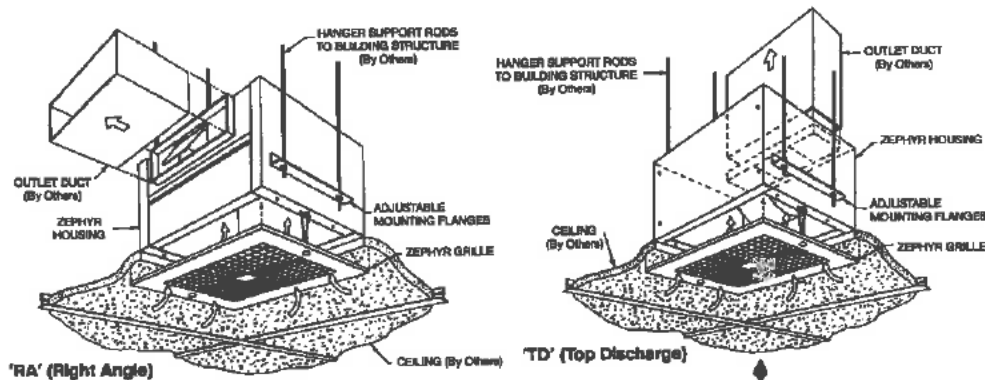
be placed directly over the listener, the further the fan is located from the listener the quieter the fan will seem.

Frequently, other equipment such as pumps, air conditioners, etc. can transmit vibrations through building structure.

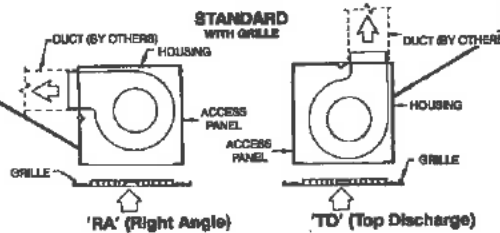
In order to isolate the fan from the building structure the use of vibration isolators is recommended. This prevents any building resonance from being transmitted to the fan housing.

The use of fiberglass duct-board generally results in

the lowest installed noise levels. When metal duct-work is used, flexible duct connectors should be included on the outlet and inlet (Inline models - TDA). In critical applications an Inline Zephyr model TDA provides the lowest possible sound level.



**ZEPHYR TYPICAL INSTALLATION ARRANGEMENTS**



## Typical Installation

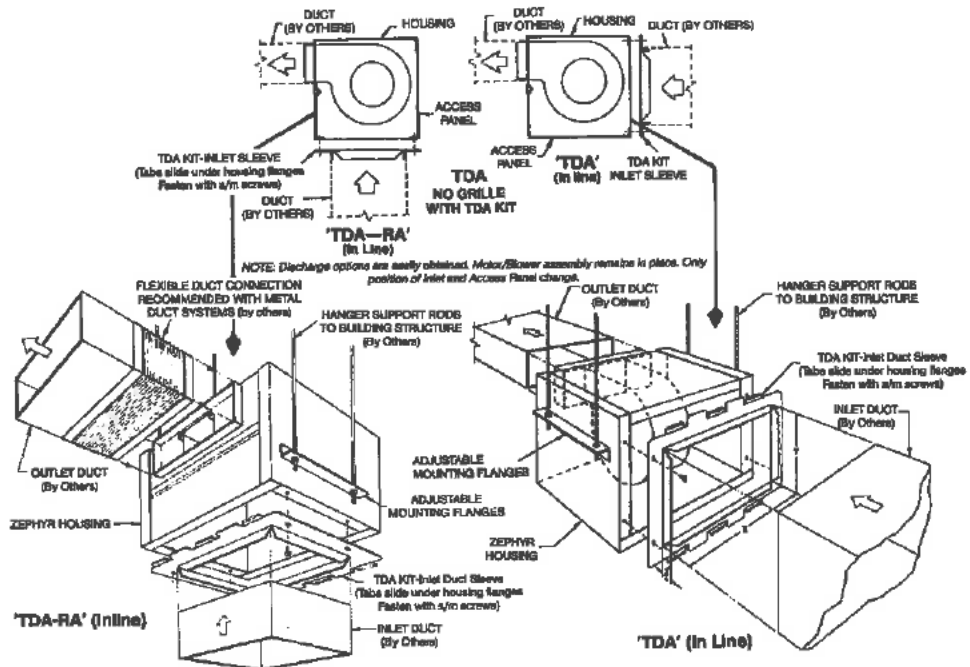


Exhibit B to RLP 20R0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

The following Agency Specific Requirements (ASRs), including attachments, shall be included in the Lease. If discrepancies exist between the Lease and the ASR's, the requirements in the ASR's shall take precedence

**1. ARCHITECTURAL FINISHES**

**A. FLOOR COVERINGS**

Floors shall be carpeted with carpet tiles except where SSA/ODAR has specifically requested that vinyl composition tile be provided. Carpet tiles shall be anti-static type with a static value of less than 2,500 volts at 20 percent humidity.

Carpeting shall be replaced at no cost to the government at least every five years during Government occupancy or any time during the lease when the backing or underlayment is exposed or there are noticeable variations in surface color or texture. Replacement includes moving and return of furniture.

The lessor shall also furnish and store extra carpet from the same dye lot as installed totaling ten percent of the amount required for initial occupancy. The extra carpet will be used to replace any damaged carpet.

**2. MECHANICAL, ELECTRICAL, AND PLUMBING**

**A. ELECTRICAL SERVICE AND COMPUTER CABLING**

In multi-tenant buildings, electrical panels serving only SSA/ODAR space shall be located inside SSA/ODAR space.

Large electrical current feeders installed in the ceiling space or below the floor of SSA/ODAR office space shall be enclosed in rigid galvanized steel conduit (RGC) or electrical metallic tubing (EMT) to lessen possible electromagnetic interference with SSA/ODAR color terminals. The lessor shall provide a floor plan of the office space indicating the location of such feeders.

Conduit and/or raceways and cabling for ODAR computer equipment must meet the specifications provided with each request for space. Conduit and/or raceways to accommodate LAN cable installations on a floor or between floors shall be installed as part of the initial space alterations.

Exhibit B to RLP 20R0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

Electrical outlets shall be installed at a ratio of two duplex electrical outlets or one quadruplex electrical outlet for every 100 square feet of total space and shall be consistent with established SSA electrical policy authorized for most hearing offices. This ratio includes copier outlets, but does not include outlets requiring type IG NEMA 5-20R (isolated ground) receptacles or similar special receptacles or wiring to accommodate SSA computer equipment. Computer service electrical outlets shall be installed on the basis of one duplex receptacle for each piece of computer equipment to be located in the office. Use only Bryant 53621G or Hubbell 1G5362 isolated ground receptacles (orange).

Electrical power for computer equipment shall consist of one 115 volt, 60 Hz, single phase, 20 amp dedicated circuit with isolated ground (IG) wire for each four or fewer terminals and one 115 volt, 60 Hz, single phase, 20 amp dedicated circuit with an IG wire for a maximum of two printers per 20 amp dedicated circuit.

**SEE THE FOLLOWING ATTACHMENTS: "SSA ELECTRICAL POLICY," "IWS/LAN GENERIC SPECS," AND "IWS/LAN NATIONAL INSTALLATION ELECTRICAL DESIGN."**

**B. DRINKING FOUNTAINS**

Architectural Barriers Act Accessibility Standard (ABAAS) compliant drinking fountains shall be provided adjacent to public and employee restrooms. Locations will be provided on the design intent drawings.

**C. FAX MACHINES**

A standard duplex electrical outlet and analog line is required for each fax machine.

  3   fax machine(s) will be located in this office.

The fax machine location(s) will be shown on the design intent drawings.

Exhibit B to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

**3. SERVICES, UTILITIES, AND MAINTENANCE**

**A. JANITORIAL SERVICES**

Daytime cleaning is to be considered standard, and shall be covered as part of the lease. The janitorial schedule for venetian blinds shall apply to mini-blinds. The office will only be in use when hearings are scheduled, which are typically held between the hours of 8:00am – 4:30pm; Monday thru Friday. A convenient time to clean the facilities will be coordinated with the lessor, as hearings will vary. Vacuuming should be performed either before the first or after last hearing of the day.

**B. TELEPHONE EQUIPMENT REQUIREMENTS**

The purchase and installation arrangements and cost for separate telephone systems (key, hybrid, PBX) or Automatic Call Distributor (ACD) phone systems for any SSA/ODAR hearing office will be the responsibility of SSA/ODAR.

**4. SAFETY AND ENVIRONMENTAL MANAGEMENT**

**A. SEISMIC / EARTHQUAKE ANCHORING**

The lessor shall provide and install materials necessary to correct non-structural earthquake hazards by restricting movement in the event of an earthquake. This will include tying and/or banding together file cabinets, bookcases, and shelving.

All file cabinets, storage cabinets, and storage shelves exceeding five feet in height shall be securely braced to the floor or wall with steel straps or equivalent devices to prevent falling or causing damage in the event of an earthquake.

The lessor will coordinate with the on-site manager to identify the exact quantities and locations of the items to be secured.

The lessor shall coordinate with GSA for agreement on scope, schedule, cost, and payment.



Exhibit B to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

**B. WATER QUALITY**

The lessor shall furnish all available test results for asbestos, radon, and lead in drinking water and correct any deficiencies noted.

**C. FIRE EXTINGUISHERS**

Portable fire extinguishers shall be supplied in all facilities even though the property may be equipped with automatic sprinklers, stand-pipe and hose, or other fixed protection equipment. Travel distance to an extinguisher must not exceed 75 feet.

**5. SSA/ODAR SECURITY**

(b) (7)(F)



Exhibit B to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

All doors with automatic self-closing hardware will be identified on the  
Design Intent Drawings.

(b) (7)(F)



**C. JUDICIAL BENCH**

(b) (7)(F)



**D. PERIMETER WALLS / PARTITIONS**

(b) (7)(F)



Exhibit B to RLP 2OR0206  
Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)  
Medford, Oregon  
4/1/2014

(b) (7)(F)



**E. LIGHTING**

1. Adequate external lighting, especially at all entrances, must be provided.

(b) (7)(F)



(b) (7)(F)



**6. SPECIAL SPACE AREA**

**A. HEARING ROOM**

- a. **Notice:** The following specifications for the hearing room are currently under review by SSA ODAR Headquarters and are being revised. Any relevant revisions to the construction specifications of the hearing room will be provided post-lease award during the design phase.



Exhibit B to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

**1. Architectural**

The hearing room will be rectangular and located in interior space rather than at the perimeter of the building. It will not be located adjacent to any noise or vibration producing elements, such as elevators (shafts or machine rooms), mechanical rooms, restroom plumbing walls, and doors or corridors that contain high traffic. The hearing room will have two entrances, one for the claimant and the general public to enter into from the reception room, and one for the ALJ to enter from the office.

(b) (7)(F)



The wall surface shall be painted. The ceiling shall be suspended with acoustical panels.

The hearing room shall have a raised dais (six feet, nine inches in depth spanning the entire width of the hearing room with a height of six inches) and a judicial bench. The dais width may be modified to allow an access aisle or to permit appropriate clearance for door swing for the ALJ entrance.

Hearing rooms shall be equipped with railings. A railing shall be at least two and a half feet in height and positioned 2-3 feet away from the judge.

**See Attachment "RAISED DAIS, RAILINGS, AND JUDICIAL BENCH."**

SSA/ODAR will determine if Video Teleconference Equipment is required for the hearing room.





Exhibit B to RLP 20R0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

One wall in each hearing room shall be reinforced to securely and safely hold a 58" video monitor with mounting bracket, video camera, codec, and any associated surge protectors for a combined weight of 300 pounds. The wall reinforcement shall not compromise the required STC 50. The lessor shall furnish and install the mounting bracket to hold the necessary equipment. **See Attachment "VIDEO TELECONFERENCE EQUIPMENT" for the diagram and dimensions of the reinforcement area.** The location of the wall to be reinforced will be shown on the Design Intent Drawings.

**2. Electrical and Telephone**

Each dedicated circuit shall consist of an isolated ground duplex receptacle, orange in color, 20 amps, and 125 volts on a dedicated circuit. It shall be wired to a dedicated 20 amp with one pole circuit breaker back to existing isolated ground panel board. A separate isolated ground wire and neutral conductor should be run with a phase conductor.

Four LAN drops, four dedicated circuits, and one standard outlet

(b) (7)(F)

For the video teleconference (VTC) equipment within the room, there shall be a minimum of one LAN drop and one dedicated circuit. They shall be located within three feet of the VTC equipment on the wall directly opposite from the dais. There shall be an additional dedicated circuit installed for the codec unit.

Two RJ 45 dual faceplate connections in each hearing room shall be installed. These connections will serve as a network and phone patch system. The first connection will be installed on the far wall directly across from the dais. The Cat 6 cabling will run from the wall to the ceiling and terminate with a Leviton RCA-110 connector on a dual faceplate at the front of the dais. The LAN Cable will comply with TIA/EIA-568-B Performance for Category 6E UTP Cabling.

An analog line and standard outlet shall be provided for the fax machine.

Exhibit B to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

A separate telephone line shall be provided within the hearing room for use by the participants and for service personnel.

Lighting shall be provided by fluorescent ceiling fixtures. The fixtures shall be equipped with parabolic louvers/lenses. The lamps shall be in the 3600 to 4900 Kelvin range, and be of the T8 cool white lamp, non-energy saving type. The lamps shall be located in a configuration and pattern which will not produce glare on the monitor as seen from the conference table but still provide adequate light on the conference table and the participants. The level of light on the conference table surface and the participants shall be between 80 and 100 foot-candles. For video teleconferencing purposes the other areas of the room (i.e., behind the conference table and over the equipment and monitor) shall have a light level of 60 foot-candles.

**See the following Attachments: "SSA ELECTRICAL POLICY," "IWS/LAN GENERIC SPECS," AND "IWS/LAN NATIONAL INSTALLATION ELECTRICAL DESIGN."**

**3. Heating, Ventilating and Air Conditioning System (HVAC)**

The hearing room(s) shall be maintained at a temperature range of between 68 and 78 degrees Fahrenheit. Relative humidity shall be maintained between 10 and 90 percent. The room shall be separately zoned and have its own separate thermostatic control inside the room.

The HVAC system shall be designed to supply six complete air changes per hour on average with a minimum of 20 percent fresh air. All duct penetrations into the room shall be baffled so as not to compromise the STC requirement. Low velocity systems are necessary to minimize equipment and system generated noise.

**B. CLAIMANT ONLY VIDEO (COV) ROOM**

- a. **Notice:** The following specifications for the COV room are currently under review by SSA ODAR Headquarters and are being revised. Any relevant revisions to the construction specifications of the COV room will be provided post-lease award during the design phase.

Exhibit B to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

**1. Architectural**

The COV room will be rectangular and located in interior space rather than at the perimeter of the building. It will not be located adjacent to any noise or vibration producing elements, such as elevators (shafts or machine rooms), mechanical rooms, restroom plumbing walls, and doors or corridors that contain high traffic. The COV room will have an entrance for the public to enter into from the

(b) (7)(F)



The wall surface shall be painted. The ceiling shall be suspended with acoustical panels.

SSA/ODAR will determine if Video Teleconference Equipment is required for the COV room.

One wall in each COV room shall be reinforced to securely and safely hold a 58" video monitor with mounting bracket, video camera, codec, and any associated surge protectors for a combined weight of 300 pounds. The wall reinforcement must meet the required STC 50. The lessor shall furnish and install the mounting bracket to hold the necessary equipment. See **Attachment "VIDEO TELECONFERENCE EQUIPMENT"** for the diagram and dimensions of the reinforcement area. The location of the wall to be reinforced will be shown on the Design Intent Drawings.

**2. Electrical and Telephone**

Each dedicated circuit shall consist of an isolated ground duplex receptacle, orange in color, 20 amps, and 125 volts on a dedicated circuit. It shall be wired to a dedicated 20 amp with one pole circuit breaker back to existing isolated ground panel board. A separate

Exhibit B to RLP 20R0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

isolated ground wire and neutral conductor should be run with a phase conductor.

For the video teleconference (VTC) equipment within the room, there shall be three LAN drops and one phone drop in the same faceplate. There shall be one quad outlet dedicated electrical outlet, and one quad standard electrical outlet. The electrical and data for the VTC will be located two feet from the center of the re-enforced wall at normal outlet height.

An analog drop and standard duplex electrical outlet shall be provided for the fax machine.

The LAN and Analog drops will comply with TIA/EIA-568-B Performance for Category 6E UTP Cabling.

(b) (7)(F)



Lighting shall be provided by fluorescent ceiling fixtures. The fixtures shall be equipped with parabolic louvers/lenses. The lamps shall be in the 3600 to 4900 Kelvin range, and be of the T8 cool white lamp, non-energy saving type. The lamps shall be located in a configuration and pattern which will not produce glare on the monitor as seen from the conference table but still provide adequate light on the conference table and the participants. The level of light on the conference table surface and the participants shall be between 80 and 100 foot-candles. For video teleconferencing purposes the other areas of the room (i.e., behind the conference table and over the equipment and monitor) shall have a light level of 60 foot-candles.

**See the following Attachments: "SSA ELECTRICAL POLICY," "IWS/LAN GENERIC SPECS," AND "IWS/LAN NATIONAL INSTALLATION ELECTRICAL DESIGN."**



Exhibit B to RLP 20R0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

**3. Heating, Ventilating and Air Conditioning System (HVAC)**

The COV room(s) shall be maintained at a temperature range of between 68 and 78 degrees Fahrenheit. Relative humidity shall be maintained between 10 and 90 percent.

The HVAC system shall be designed to supply six complete air changes per hour on average with a minimum of 20 percent fresh air. All duct penetrations into the room shall be baffled so as not to compromise the STC requirement. Low velocity systems are necessary to minimize equipment and system generated noise.

**C. ATTORNEY CONFERENCE ROOM**

Each conference room will be located in close proximity to the reception room and hearing room(s). One solid core entry door, without louvered openings, shall be installed in the conference room. Doors leading into this space shall be equipped with simple passage sets and have a 6" x 21" (including frame) view-panel on the hardware side of the door. The room shall have a chair rail surrounding the inside walls of the room. The rail shall be a standard molding of 1" x 4" installed 28" above the floor. The floor covering shall be carpet tiles.

The room enclosure (floor, ceiling, walls, and door, including all penetrations) shall have a minimum STC of 45. Each conference room will have one LAN connection, a minimum of one standard 110 outlet, and one dedicated 110 volt 20 ampere isolated ground circuit. Each conference room will have one telephone outlet.



Exhibit B to RLP 2OR0206  
**Agency Specific Requirements - Social Security Administration Office of  
Disability Adjudication and Review (ODAR)**  
Medford, Oregon  
4/1/2014

**ATTACHMENTS**

- 1) SSA ELECTRICAL POLICY (Table G)
- 2) IWS/LAN GENERIC SPECS (Not for Construction)  
IWS/LAN NATIONAL INSTALLATION ELECTRICAL DESIGN
- 3) a. TYPICAL IWS/LAN CAT6 CABLE  
b. GENERAL NOTES  
c. DATA-VOICE TERMINATION
- 4) PANIC BAR
- 5) CIPHER LOCK
- 6) OMNILOCK SPECIFICATIONS
- 7) POWER ASSIST DOOR SPECIFICATIONS
- 8) a. IDS SPECIFICATIONS  
b. MAR
- 9) a. RAISED DAIS, RAILINGS, AND JUDICIAL BENCH (Table D.2)  
b. FLOOR BOX  
c. WIRE MANAGEMENT
- 10) a. VIDEO TELECONFERENCE EQUIPMENT PLACEMENT  
b. INSTALLATION INSTRUCTIONS



Table G

**SSA OFFICIAL POLICY****Use of the National Electric Code (NEC), Federal Information Processing Standard (FIPS) Publication 94 and SSA Definition of Dedicated lines, Isolated Ground, Feeder and Branch Circuits****1. NEC & FIPS PUB. 94**

The NEC is Published by the National Fire Protection Association (NFPA) and is part of most building codes. Compliance with the latest edition of this code is generally in mandatory for electrical installation to safeguard persons and property from hazards arising from the use of electricity. Some local building codes may also have additional requirements. FIPS Pub. 94 dated September 21, 1983 issued by the U.S. Department of Commerce/Nation Bureau of Standards, provides guidelines on electric power for Automated Data Processing (ADP) installations. SSA insists on use of both NEC and FIPS Pub. 94.

**2. Dedicated Line**

A dedicated line is a separate branch circuit which runs from an isolated ground (IG) receptacle or series of IG receptacles to the breaker with the same or similar type of equipment plugged into it. It does not mean that each electrical device such as a computer terminal has its own breaker. This would overtax the quantity of breakers required in each panel board.

Noncompatible devices such as typewriters, coffeepots, printers, controllers, microwave ovens, etc., should not be plugged into the workstation dedicated line. Further, a series of printers should have a separate dedicated line and each controller or Intelligent Work Station/Local Area Network (IWS/LAN) rack should have its own dedicated line. This requirement is to reduce line noise and avoid sudden common voltage drops created by noncompatible devices.

A branch circuit can power ten convenience receptacles as limited by the NEC. The code states that the continuous current supplied by a branch circuit shall not exceed 80 percent of the branch circuit rating. This would be 16 amps for a 20-amp circuit breaker and 12 amps for a 15-amp circuit breaker.



## Table G

It is suggested that each receptacle be marked with the breaker number it is connected to. This may assure that noncompatible devices are not connected to the same breaker and dedicated line.

3. Isolated Ground - For Receptacles

An IG in a branch circuit is a separate insulated grounding wire that originates from an isolated grounding type receptacle (usually orange in color to the panel box). It is connected to a special insulated ground strip or bus which is in turn connected by an insulated wire to the main building service ground, avoiding any contact with the conduit, electric boxes and neutral bus. This grounding conductor may pass through one or more panel boxes without any connection to the panel box ground terminal. See attached fig. 22 of FIPS Pub. 94.

The main building service ground is a point at the electrical service entrance where the neutral of the incoming service or neutral of the service transformer is bonded to the service equipment ground. An IG should not terminate an isolated earth ground or a water pipe.

This installation shall meet the requirements of FIPS Pub. 94 dated September 21, 1983, "Guideline on Electric Power for ADP Installation" issued by the Bureau Of Standards and the article 250-74 exception No. 4 of NEC.

The integrity of the isolated ground is essential to proper operation of the (TWS/LAN) equipment. The isolated ground is to be provided in addition to the electrical grounding as required by article 250 of the latest edition of the NEC, which is solely a safety requirement.

4. Feeder and Branch Circuit

A feeder is an electric circuit between the service equipment such as a distribution board or a switch board and a panel board.

A branch circuit is an electrical circuit between a breaker in the panel board and receptacles or devices on the floor.



## Table G

A 3-wire 120-volt branch circuit for IG receptacles will have one phase wire connected to a circuit breaker, one neutral connected to the neutral bus in the panel and one insulated ground wire connected to the isolated ground bus in the panel. In addition, the conduit and all the non-current carrying metallic parts of the system shall be grounded in accordance with the requirements of the NEC.

5. Convenience Receptacles Branch Circuits

One common neutral wire can be provided for two or three phase circuits provided these circuits are connected to circuit breakers of different phases. Consequently, two circuits connected to the same phase shall be provided with two separate neutral wires.

Therefore, a 4-wire 208 volt branch circuit will have two different phase wires, one neutral wire and one equipment ground wire.

Similarly, 5-wire 208 volt branch circuit will have three different phase wires, one neutral and one equipment ground Wire.

6. Modular Furniture Feed

A 7-wire 208 volt feed for the modular furniture will have one dedicated circuit and two convenience receptacle branch circuits. The dedicated circuit will have one phase wire, one neutral wire and one IG wire. The two convenience receptacle branch circuits will have two phase wires, one neutral wire and one safety ground wire.

**Table G**

This safety ground wire will serve both the dedicated branch circuit and the convenience branch circuit.

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Electrical Engineer  
Architectural and Engineering Branch  
Division of Facilities  
November 9, 1993

**Attachments:**

- A - Figure 22 - Isolated Ground Receptacles
- B - Figure 23 - Grounding ADP Grid to a Grounded Reference
- C - How to connect Isolated Ground Receptacles
- D - Modular Furniture - Typical Wiring Diagram

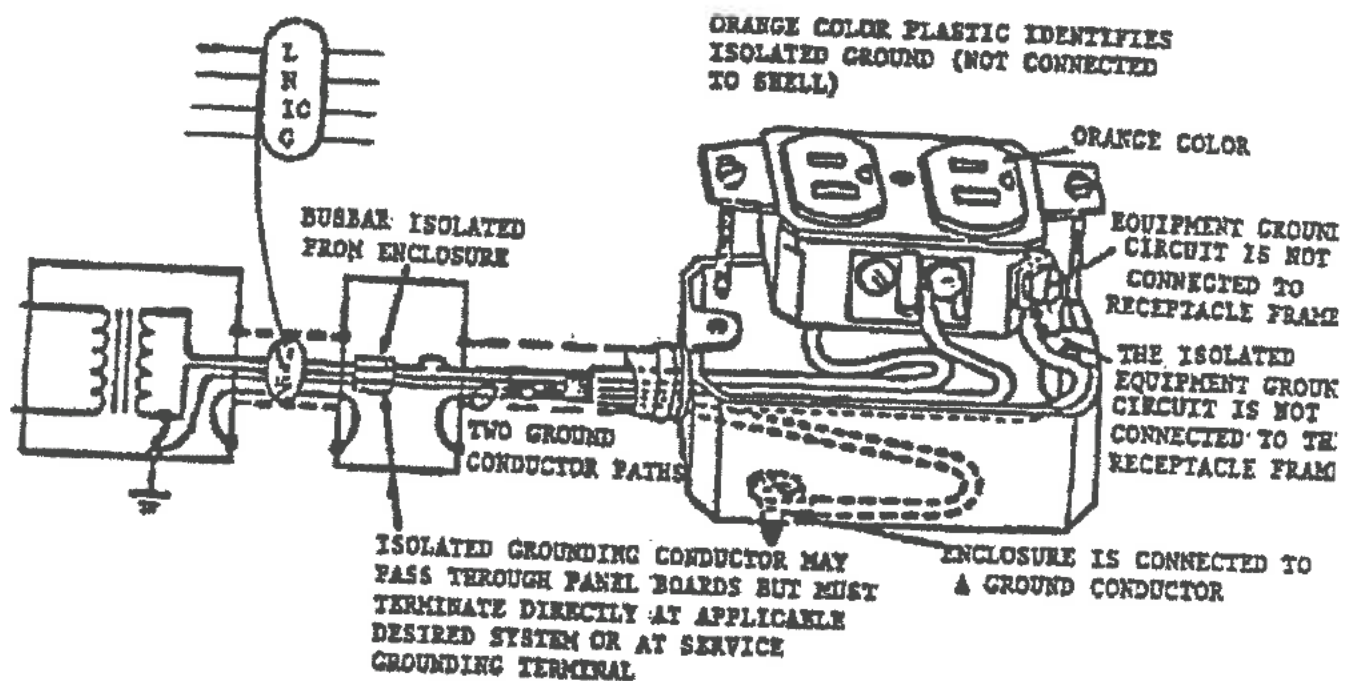


Figure 22. Isolated ground receptacles: when installed per National Electric Code Article 250-74, Exception 4, at least two ground conductor paths are required; one for the receptacle ground pin and the other for the receptacle enclosure.

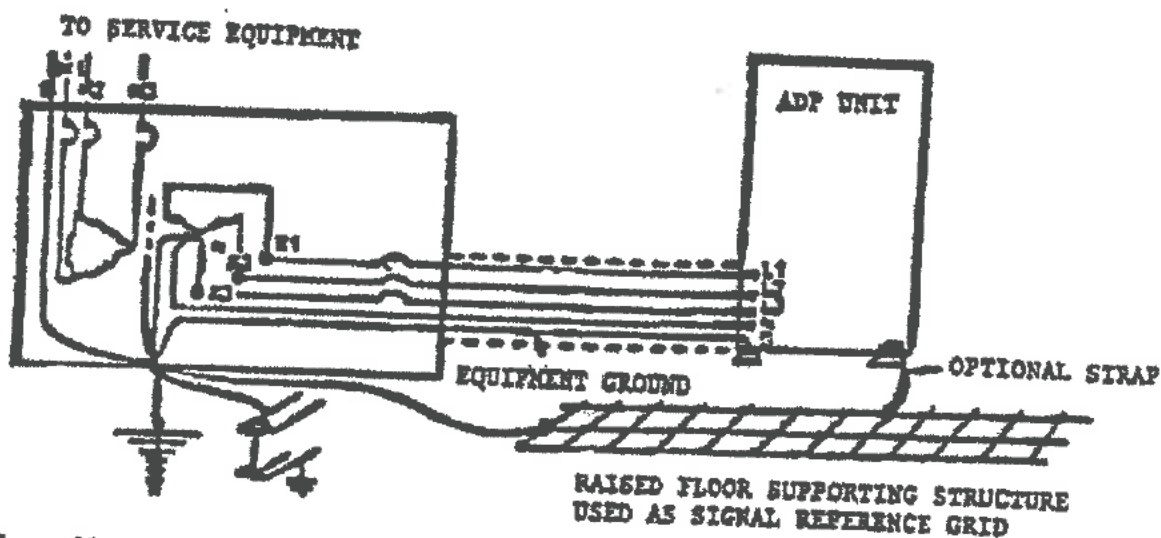
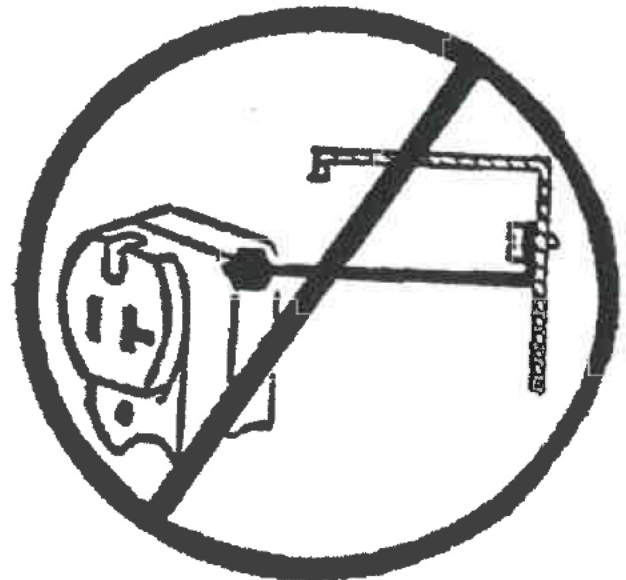
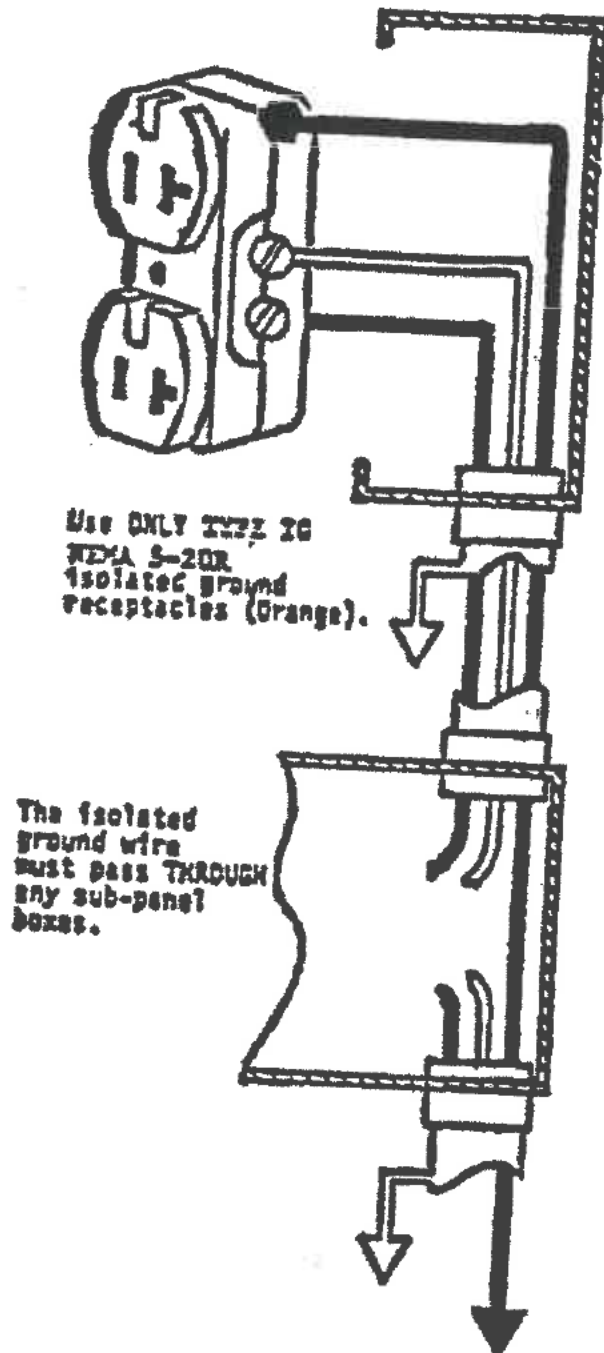


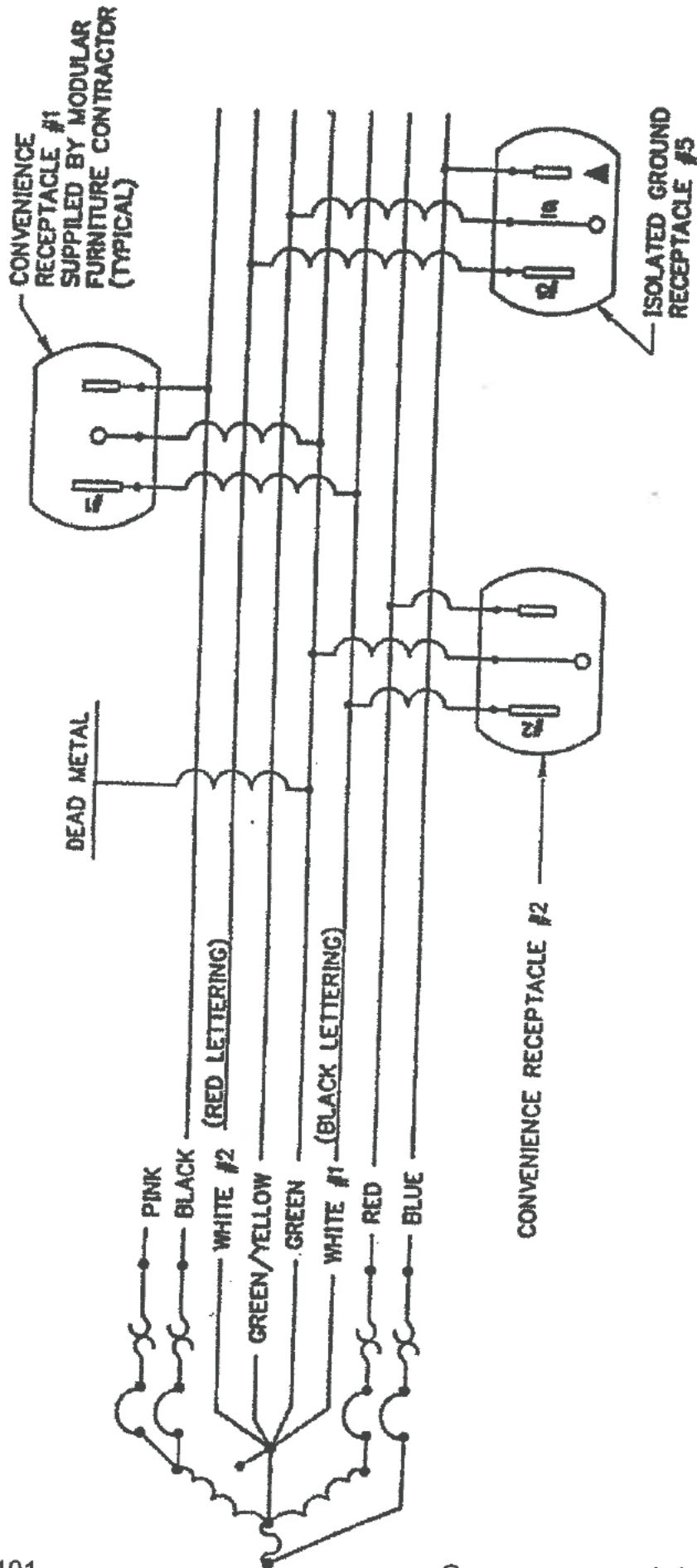
Figure 23. Grounding ADP grid to a grounded reference grid with optional ground straps can supplement but must never replace equipment ground conductors. Optional ground straps to a suitable signal reference grid are recommended to reduce impulse noise currents in ADP system ground conductors.

# How to Connect Isolated Ground Receptacles



DO NOT ground the receptacle to the outlet box.

DO run the pure ground, isolated from the normal grounding path, all the way back to the service entrance building ground.



MODULAR FURNITURE—TYPICAL WIRING DIAGRAM  
NO SCALE

SSA INTELLIGENT WORKSTATION/LOCAL AREA NETWORK (IWS/LAN)  
REQUIREMENTS FOR SITE PREPARATION IN FIELD OFFICES

PART 1 – GENERAL

1.1 BACKGROUND

- A. The Social Security Administration maintains a network of computer systems equipment in its offices Nationwide to process information in managing the Federal program for which it has primary responsibility. This document provides general guidelines for preparing sites, electrically, to house SSA offices and the computer systems they require, and it sets out minimum power and data distribution requirements for the installation of SSA systems.
- B. The Agency has an electrical design program in place to provide detailed drawings and specifications for the construction of individual sites. This document is intended for use by interested parties to plan ahead for the requirements of the detailed designs when they are received. In the event that the detailed construction documents are not available in time for incorporation into the construction process, this document will provide necessary guidance for design and construction.

1.2 SYSTEM CONFIGURATION

- A. Each office must contain a securable space to house the central network control equipment. In Field Offices this is a locked Data Communications Room (DCR). The DCR contains one or more equipment racks with the servers, routers, data switches, and other miscellaneous equipment needed to manage the network. This room also houses the voice communications equipment and connections to the SSA wide area network.
- B. In large or multi-story Field Offices where two or more telecommunications closets are necessary, the switches are installed in the closets, and fiber optic cable is used to interconnect the closets with each other and the DCR.
- C. Workstations, printers, scanners, copiers, IP telephones, and miscellaneous other computer systems equipment comprise the remainder of the network equipment used in SSA offices. This equipment is employed at individual employees' furniture workstations and various other locations around the office.

1.3 DATA DISTRIBUTION REQUIREMENTS

- A. Data distribution requirements are determined by the Federal Telecommunications Recommendations (FTR) as set forth by the National Communications System (NCR). Note that FTR 1090-1997, Commercial

Building Telecommunications Cabling Standard, incorporates TIA/EIA 568, Revision B, in its entirety.

- B. The contractor shall be responsible for providing a minimum Category 6 (as defined by the TIA/EIA 568 Standard) compliant data channel from the patch panel in the DCR to the furniture or wall faceplate. All connections outside of these points (patch cables, PC adapter cables, etc.) are the responsibility of others. The contractor shall certify compliance by testing and the results compared to the TIA/EIA 568 standard and requirements set forth in this document for the appropriate cable type.

#### 1.4 POWER DISTRIBUTION REQUIREMENTS

- A. All power distribution shall be installed in compliance with the latest version of the National Electric Code as published by the NFPA, and this document. All power for the DCR and the computer system workstations shall be provided from an IG-type distribution panel located in the DCR.

#### 1.5 MECHANICAL REQUIREMENTS

- A. The DCR shall be provided with mechanical equipment to maintain a temperature between 68 degrees and 78 degrees Fahrenheit. The HVAC system must be capable of maintaining  $\pm 2$  degrees F. of the thermostat setting. This condition must be maintained 24 hours a day, 7 days a week. HVAC shall be thermostatically controlled within the room and be independent of the "house" system. The equipment located in the DCR will be operational 24 hours a day, 7 days a week. Window-unit type air conditioners are not acceptable.

#### 1.6 ABBREVIATIONS AND DEFINITION OF TERMS

- A. DCR – Data Communications Room
- B. EIA – Electronics Industry Association
- C. FIPS PUB 94 - Federal Information Processing Standard, Publication 94
- D. IG – Isolated Ground
- E. NFPA – National Fire Protection Association
- F. NEC – National Electric Code
- G. STP-- Shielded, twisted pair cable generally meaning IBM Type 1 or Type 1A
- H. TIA -- Telecommunications Industry Association
- I. UTP -- Unshielded twisted pair cable
- J. Branch Circuit- A branch circuit is an electrical circuit between a breaker in the panel board and receptacles or devices on the floor.
- K. Feeder Circuit- A feeder circuit is an electric circuit between the service equipment, such as a distribution board or a switchboard, and a panel board.



- L. Isolated Ground- In a branch circuit it is a separate, insulated grounding wire run with the circuit conductors from an isolated grounding-type receptacle (usually orange in color) to the panelboard. It is connected to a separated insulated ground bus, which is in turn connected by an insulated wire to the main building service ground, without connection to the conduit, electrical boxes, or neutral bus. This grounding conductor may pass through one or more panelboards without any connection to the panelboard grounding terminal. An IG should not run to an isolated earth grounding electrode or a water pipe.
- M. Main Building Service Ground- The point at the electrical service entrance where the neutral of the incoming service or neutral of the service transformer is bonded to the service equipment ground.
- N. Power, General Purpose- General Purpose circuits provide power for all tenant-use equipment not fed from IG circuits. These circuits shall not originate from any IG panels.
- O. Provide- The contractor shall furnish and install.
- P. Systems Furniture Feed- An 8-wire 208Y/120 volt pigtail is used for the systems furniture feed. This wiring harness contains one IG circuit and two general purpose circuits. Each IG circuit will have one phase conductor, one neutral conductor, one IG conductor, and a common equipment ground conductor. Each general purpose circuit will have one phase conductor, one neutral conductor, and one common equipment grounding conductor.

#### 1.7 REFERENCES

- A. Conformance to the latest revision of the following is required under this specification.
- B. FCC Regulations:
  - 1. Part 15- Radio Frequency Devices& Radiation Limits
  - 2. Part 68- Connection of Terminal Equipment to the Telephone Network
- C. FIPS PUB 94 - Federal Information Processing Standard 94, See FTR
- D. FTR 1090-1997 - The National Communication System is now responsible for issuing and maintaining information relating to the Federal Government's communications standards. FIPS PUBs have been superceded by a system of Federal Telecommunications Recommendations. Specifically, FTR 1090-1997, Commercial Building Telecommunications Cabling Standard, outlines requirements for the installation of structured cabling systems in Federal buildings.

- E. NEC - The National Electric Code (NEC) is published by the National Fire Protection Association (NFPA) and is part of most building codes. Compliance with the latest edition of this code is mandatory for electrical installation to safeguard persons and property from hazards arising from the use of electricity. Some local building codes may also have additional requirements.
- F. National, State, Local and any other binding building and fire codes.
- G. TIA/EIA 568 – Commercial Building Telecommunications Cabling Standard
- H. TIA/EIA 569 - Commercial Building Standard for Telecommunications Pathways and Spaces.
- I. TIA/EIA 606 - Administration Standard for the Telecommunications Infrastructure of Commercial Buildings.
- J. Underwriter's Laboratories (UL): Applicable listing and ratings.

## PART 2 – PRODUCTS

### 2.1 POWER

#### A. General

1. Provide products, for which quantities of two or more are to be furnished, from the same manufacturer and of the same product or model series.
2. Provide product components designed to be used together and which are physically and electrically compatible. Where component products are added to existing assemblies, provide products that electrically match existing (e.g., provide circuit breakers added to existing panelboards with voltage, AIC rating, and mounting style to match existing).
3. Provide products that do not contain any amounts of polychlorinated biphenyl (PCB) compounds.
4. Provide products that do not contain any amounts of asbestos.

#### B. Isolated Ground Panelboard

1. Provide isolated ground panelboard (to be identified as RP-G) with the following features:



- a. 208Y/120 volt, 3-phase, 4-wire with fully rated neutral bus and separate copper equipment grounding and isolated grounding bus bars with a minimum capacity of 30 poles.
- b. Short circuit rating equal to or greater than the available short circuit current.
- c. Main circuit breaker, minimum ampacity equal to 125 percent of the total connected load as called for in this package plus an additional 20 percent of the connected load. This will provide a 20 percent spare capacity.
- d. Bolt-on type, 20 ampere, molded-case branch circuit breakers. Provide the required number of breakers plus 20 percent spare breakers.
- e. Typed circuit directory card matching the installed circuit layout.

C. Isolated Ground Panelboard Surge Suppressors

1. Provide external surge suppressors with field-replaceable modules and the following features and accessories:
  - a. Single suppression circuits.
  - b. MOV technology with single MOV for each suppression module. Fuse each phase of the surge current diversion module with 200k AIC surge rated fuses.
  - c. Red and green LED indicator lights for power and protection status.
  - d. Audible alarm, with silencing switch, to indicate when protection has failed.
  - e. One set of dry contacts rated at 5 Amps and 250-V AC, for remote monitoring of protection status.
  - f. Surge-event operations counter.
  - g. Surface mounted NEMA 12 enclosure
2. Peak Single-Impulse Surge Current Rating (kA): 200 per phase, 100 per mode. Designed to withstand a maximum continuous operating voltage (MCOV) of not less than 115% of nominal RMS voltage.
3. Minimum EMI/RFI filtering of minus 50 dB at 100kHz.
4. Minimum 3500 Impulses of repetitive surge current capacities per mode utilizing 1.2 x 50 micro-second 20 KV open circuit voltage, 8 x 20 micro-second 10 KA short circuit current Category C3 bi-wave at one minute intervals without suffering performance degradation or more than 10% deviation of clamping voltage at a the rated surge current capacity.

5. Protection modes for grounded wye circuits with voltages of 480Y/277, 208Y/120; 3-phase, 4-wire circuits, shall be as follows:
- UL 1449 Second Edition Listed and Recognized Component Suppression Voltage Ratings shall not exceed the following:
 

i. Voltage	L-N	L-G	N-G
ii. 208Y/120	400	400	400
  - The ANSI/IEEE C62.41 – 1991 Category B3 let through voltage shall not exceed the following:
 

i. Voltage	L-N	L-G	N-G
ii. 208Y/120	520	520	520
6. Protection modes and UL 1449 clamping voltage for 240/120 V, single-phase, 3-wire circuits, shall be as follows:
- Line to Neutral: 400 V.
  - Line to Ground: 400 V.
  - Neutral to Ground: 400 V.
7. Protection modes and UL 1449 clamping voltage for 240/120 V, 3-phase, 4-wire circuits, with high leg shall be as follows:
- Line to Neutral: 500 V, 800 V from high leg.
  - Line to Ground: 500 V, 800 V from high leg.
  - Neutral to Ground: 500 V.
8. Protection modes and UL 1449 clamping voltage for 240V and 480V, 3-phase, 3-wire, delta circuits shall be as follows:
- Voltage
  - 240V
  - 480V
- |     |     |      |
|-----|-----|------|
| L-G | 800 | 1200 |
|-----|-----|------|
9. Minimum EMI-RFI Noise Rejection over the rated frequency range for single unit (multiple unit) installation(s):
- 34 dB (51dB)
  - 51 dB (94dB)
  - 54 dB (114dB)
  - 48 dB (120dB)
- |         |       |        |         |
|---------|-------|--------|---------|
| 100 KHz | 1 MHz | 10 MHz | 100 MHz |
|---------|-------|--------|---------|
10. Integral test port for on-line diagnostic testing of the unit's suppression filter system.

11. Manufactures:

- a. Current Technologies
- b. General Electric
- c. LEA
- d. Liebert

D. General-Purpose Panelboard

1. Provide general-purpose panelboard (to be identified as RP-A) with the following features:
  - a. 208Y/120 volt, 3-phase, 4-wire with fully rated neutral bus and copper equipment grounding busbar.
  - b. Short circuit rating equal to or greater than the available short circuit current.
  - c. Main circuit breaker, minimum ampacity equal to the total load as called for in this package and shown on the approved floor plans, plus 20 percent spare capacity, sized per NEC requirements.
  - d. Bolt on type, 20 ampere, molded-case branch circuit breakers. Provide 20 percent spare breakers.
  - e. Typed circuit directory card matching the installed circuit layout.

E. Branch Circuits

1. Provide isolated ground (IG) duplex receptacles, orange colored, NEMA 5-20R, Hubbell IG 5362, Cooper IG 5362, Pass & Seymour IG 6300, or equal.
2. Provide general-purpose duplex receptacles, NEMA 5-20R, Hubbell, Cooper, Pass & Seymour, or equal.
3. Provide building wire, THHN/THWN insulation, solid or stranded copper wire for No. 10 AWG and smaller; stranded copper wire for sizes No. 8 AWG and larger. Provide minimum size of No. 12 AWG.
4. Provide compression type or set screw type fittings for all conduit unions.
5. Type MC cable is allowed only if the cable contains **ALL** the conductors specified above including both the equipment grounding (EG) and isolated grounding (IG) conductors. **SSA DOES NOT CONSIDER ANY CONDUIT OR SHEATH A SUITABLE ISOLATED OR EQUIPMENT GROUNDING PATH.**

## 2.2 DATA

### A. General

1. Provide a continuous single cable, homogeneous in nature for every cable run. Splices are not permitted.

### B. Manufacturers

1. Manufacturers are shown below as an indication of acceptable product quality. "Or equal" substitutes will be considered upon submission.
2. AMP, Belden, Berk-Tek, Chatsworth, Fibertron, JDI, Leveton, Lucent Technology, Mohawk, Nordx/CDT, Ortronics, Panduit, Suttle, The Siemon Company.

### C. LAN Equipment Racks

1. Provide LAN equipment racks conforming to TIA/EIA standards with the following features and characteristics:
  - a. One 19-inch wide, two-post rack with mounting rails as per TIA/EIA pattern.
  - b. Two 19-inch wide, 84-inch high, adjustable, four-post, high strength aluminum construction, UL-listed.
  - c. Loading Capacity: 1,400 pounds (630 kg).
  - d. 19" rack mounting rails with TIA/EIA hole pattern.
    - i. Round punched holes in the two-post rack vertical rails.
    - ii. Square punched holes in the four-post rack vertical rails.
  - e. Floor mounting hardware.
  - f. Equipment mounting hardware: 20 sets for each rack.
  - g. Vertical cable management with front and rear access.
  - h. Horizontal cable management, top and bottom.
  - i. Grounding lug.

- j. Three Shelves (total) - 19" wide compatible with LAN Racks , 200 pound (90 kg) capacity, one (1) fixed and two (2) sliding, 19-inch wide by 1 RMU with adjustable depth rear mounting brackets, solid bottom, black.

2. Manufacturers

- a. Hubbell
- b. Chatsworth

D. Cable

1. Provide Intra-building backbone fiber optic cable meeting the following requirements:
  - a. Provide 6-strand or 12-strand multimode plenum cable as required by the project.
  - b. Provide cable suitable for indoor installations, in a plenum environment.
  - c. The fiber optic cable shall have the following rated tensile load: 150-lb. maximum rated load.
  - d. Color code fiber strands within each sheath to allow identification of each fiber (ANSI/ICEA Publication S-80-576, and EIA-230).
  - e. Do not use materials in fiber optic cable that contain hydrogen in quantities that will increase light attenuation.
  - f. Passive fiber optic physical equipment and apparatus used in interconnecting and cross-connecting fiber optic cables shall possess a minimum fire resistant rating of UL94V-1.
  - g. Provide flame-retardant, low-smoke polyvinyl chloride (LS-PVC) jacketed cable sheath colored orange, NEC OFNP rated, and UL listed AS UL-OFNP/FT6.
  - h. Provide multimode fibers with a minimum bandwidth of 500/500 MHz/km at the 850 and 1300 nm wavelengths.
  - i. Provide multimode fibers with a maximum attenuation of 3.5/1.0 dB/km at the 850 and 1300 nm wavelengths.
  - j. Comply with TIA/EIA-568, latest revision performance requirements.
2. Provide horizontal minimum Category 6 unshielded twisted pair (UTP) cable or higher meeting the following requirements:



- a. Provide cable suitable for indoor installation.
- b. Provide cable with 4 twisted pairs of insulated copper conductors per cable, 24 AWG solid copper, fully insulated with retardant low-smoke thermoplastic material, plenum NEC CMP rated, and UL listed as such.
- c. Color code twisted pairs individually, within color coded bundles, to industry standards (ANSI/ICEA Publication S-80-576, and EIA-230).
- d. Comply with appropriate TIA/EIA-568 performance requirements.
- e. All horizontal cable shall be copper UTP

E. Patch Panels

1. Backbone Cabling Multimode Fiber Optic Patch Panels

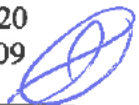
- a. Provide fully assembled rack mounted enclosed housing for protecting, storing and organizing the termination of the fiber optic cable including mounting components, and accessories such as connector panels, labels, etc. for a complete installation. Provide patch panel with an integrated patching facility.
- b. Provide panel with the following characteristics:
  - i. Strain relief and support of the specified cables.
  - ii. Slack storage facilities for fiber slack.
  - iii. Capacity to accommodate all required fiber terminations plus 20 percent spare, but a minimum of 24 ports.
  - iv. Patch cord management.

2. Horizontal Cabling Patch Panel (DCR Rooms)

- a. One-piece steel construction, modular or punch-down type, suitable for rack mounting, with factory-applied black baked enamel finish, with devices, junction fittings and other matching accessories as required for a complete Category 6 system and per UL 5.

F. Faceplates

1. Single gang with one connector.





2. Provide ivory colored faceplates for wall mounted applications.
3. Provide grey colored faceplates for furniture mounted applications.
4. Manufacturer
  - a. Wall Mounted: Ortronics faceplate.
  - b. Furniture Mounted: AMP SL Series 1375006-x furniture faceplate with OEI adapter plate or Leviton #49910-HG2 suitable for Herman Miller furniture.

G. Connectors

1. Fiber- Backbone cabling multimode fiber optic connectors shall be type LC or as determined by SSA.
2. Copper- Category 6, 8-pin modular connectors, T568-A wired.

H. Cable Management and Support

1. Wire Mesh Cable Tray
  - a. Provide welded steel wire mesh cable tray with a 50-mm (2-inch) by 100-mm (4-inch) mesh size and a minimum wire diameter of 0.197-inches.
  - b. Provide cable tray dimensions of 50-mm (2-inches) usable load depth by 300-mm (12-inches) wide.
  - c. Construct units with rounded edges and smooth surfaces, hot-dipped galvanized after fabrication.
  - d. Provide connector assemblies, clamp assemblies, connector plates, etc as needed for a complete installation.
2. J-Hook Cable Support System
  - a. Provide J-hooks rated to support Category 6 cable and optical fiber cable, mounted 1500-mm (5-feet) on-center for support of horizontal cabling. Do not exceed 40 percent fill ratio.
  - b. Provide J-hooks with galvanized steel construction and 90 degree rolled safety edges.
  - c. Provide latched retainers to contain cables within the hook area.

- d. Provide J-hooks with a static load capacity of 30 pounds per hook and fastener hole that accepts 6-mm (1/4-inch) bolts.

I. Innerduct and Accessories

1. Suitable for installation in plenum areas, with a 40-mm (1-1/2-inch) nominal inner diameter.
2. Provide corrugated innerduct with a polyethylene pull rope (minimum pull tension rating of 1,200 lb) pre-installed for the installation of cable.
3. Provide each innerduct continuous and uniquely colored for identification.

J. Labels

1. Backbone Cables

- a. Provide self-laminating adhesive labels, machine printable with a laser printer suitable for cable diameters installed.
- b. Printable Area: 50-mm (2-inches) by 12-mm (1/2-inch).
- c. Color: White

2. Horizontal Cables

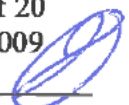
- a. Provide self-laminating adhesive labels, machine printable with a laser printer suitable for cable diameters installed.
- b. Printable Area: 50-mm (2-inch) by 12-mm (1/2-inch).
- c. Color: White

3. Faceplates

- a. Provide faceplate labels for all outlet faceplates, machine printable with a laser printer.
- b. Color: White

4. Outlets and Patch Panel

- a. Provide labels for data cable termination locations, machine printable with a laser printer.
- b. Color: White



K. Miscellaneous Components

1. Velcro Cable Ties

- a. Provide Velcro cable ties, 18-mm (¾-inch) wide with a minimum 50-mm (2-inch) overlap.

PART 3 – EXECUTION

3.1 Electric Power Installation

- A. Install electrical equipment and accessories in accordance with the National Electrical Code and all local codes and ordinances.
- B. When electrical metallic tubing (EMT) is used, install branch circuiting in minimum size ¾" conduit. Install no more than three general purpose or IG power homeruns per conduit. Note: The number of conductors needed for IG circuits requires a minimum 1" conduit for 3 circuits.
- C. Install wiring for power feeders, branch circuits and communications systems in separate raceways unless otherwise indicated. Do not install isolated ground and non-isolated ground circuits in the same conduit.
- D. For isolated ground circuits provide one neutral and one isolated ground wire for each circuit. Equipment ground wires may be shared with other isolated ground circuits.
- E. Metal-clad cable, Type MC, may be installed in concealed areas per code and properly color coded if all neutral wires, isolated ground wires and equipment ground wires as listed above are contained in the cable.
- F. Provide color coding on 208Y/120 volt feeders and branch circuits as follows:
  1. Phase A - black
  2. Phase B - red
  3. Phase C - blue
  4. Neutral - white (Provide white with a color trace for neutral wires originating from the isolated ground panelboard.)
  5. Ground - green
  6. Isolated Ground - Green with yellow trace. Solid green wire with yellow tape at splice/termination points is not acceptable.
- G. Provide color coding on 480Y/277 volt feeders and branch circuits as follows:

1. Phase A - brown
2. Phase B - orange
3. Phase C - yellow
4. Neutral - white
5. Ground - green

H. NECA Compliance

1. Install products in accordance with NECA's Standard of Installation unless otherwise specified or indicated.

I. Wet, Damp, or Dry Location Work

1. Provide products as appropriate for wet, damp, or dry locations as defined by NFPA 70.

J. Manufacturer Installation Instructions

1. Install equipment in accordance with the manufacturer's installation instructions and recommendations.

K. Fire and Smoke Barrier Penetrations

1. Drill wall and floor openings for penetrations as needed.
2. Install raceways and electrical equipment, which penetrate fire-rated or smoke barrier surfaces, in a manner which maintains the surface rating or barrier intent.

L. Field Painting

1. In a manner satisfactory to the Contracting Officer, touch-up or refinish factory-applied paints or finishes which are chipped, defaced, scratched, or in any other way disturbed due to handling, installation, or general construction work.

3.2 Isolated Ground Power

- A. Install the IG panelboard, RP-G, in SSA-controlled space. If the panelboard is located in the DCR room, do not locate the panelboard in the zone identified for the LAN rack. Do not locate other non-IG panelboards in the DCR Room.
- B. Provide a power feeder to the IG panelboard consisting of three phase conductors, one full-size neutral, one equipment ground (minimum No. 6 AWG) and one isolated ground conductor (minimum No. 6 AWG).

- C. The isolated ground conductor feeding RP-G must originate from either the building service ground or the neutral/ground bond of the local 208Y/120 volt transformer feeding RP-G and it must be run inside the feeder conduit. Provide one continuous isolated ground conductor from point of origin to RP-G.
- D. Provide isolated ground branch circuiting to isolated ground (IG) duplex receptacles in systems furniture workstations. Connect a maximum of four (IG) duplex receptacles per 20-amp circuit. Provide an isolated ground (IG) duplex receptacle and isolated ground branch circuiting for each computer workstation not associated with systems furniture. The approved floor plan will show the location and number of workstations. See table in paragraph G below.
- E. Provide one (1) IG duplex receptacle and isolated ground branch circuiting for each DCR room LAN rack (minimum 3 racks) shown on the approved floor plan.
- F. All of the receptacles for the computer equipment shall be isolated ground (IG) type and shall meet requirements of NEC 250-96(B).
- G. Adhere to the following for maximum number of isolated ground receptacles per circuit and connection criteria. Maximum load per circuit is 16 amps.

EQUIPMENT	LOAD (Amps)	MAXIMUM PER CIRCUIT	ALLOWABLE CONNECTION CRITERIA
Workstation	2.0	4	Only with other workstations
Laser Printer	7.8	2	Only with other printers
Digital Copier	12.0	1	Dedicated Circuit
LAN Rack	12	1	Dedicated Circuits

- H. Label each isolated ground receptacle with the panel designation and circuit breaker number it is connected to (e.g. "G-14"). Place typed, self-adhesive label on receptacle faceplate. Handwritten labels are not acceptable. Identify each breaker at the panel and the devices it serves on the circuit directory.

### 3.3 General Purpose Power

- A. Install the general-purpose panelboard, RP-A, within SSA controlled space preferably in the electrical closet serving the floor SSA occupies.

- B. Connect general purpose furniture receptacles to panel RP-A. Provide two circuits of different phases to each workstation telepower pole and connect the number "1" or "a" general purpose receptacles to one phase and the number "2" or "b" receptacles to the other. Connect not more than 10 receptacles per circuit. The same circuits may be used to serve multiple workstation groupings if the maximum number of receptacles per circuit is not exceeded.
- C. Provide additional non-furniture general-purpose electrical circuits and install receptacles as shown on the approved floor plan.
- D. Other building general purpose receptacles, mechanical loads and lighting may be connected to RP-A.

### 3.4 Data Installation

#### A. General

- 1. Install work in a neat, high quality manner and conform to applicable federal, state and local codes.
- 2. Repair or replace work completed by others that is defaced or destroyed.
- 3. Install cables in a manner to protect the cable from physical interference or damage.
- 4. Do not exceed manufacturer's minimum allowance for bend radius of the cable.
- 5. Do not exceed manufacturer's maximum allowance for pulling tension on cable.
- 6. Ground all racks to the equipment ground bus in the IG panelboard with a #6 AWG grounding conductor and other such components per manufacturers' requirements.

#### B. Backbone Fiber Optic Cable

- 1. Install cables without kinks, twists, or impact damage to the sheath
- 2. Install cables continuous and with sheath continuity.
- 3. Do not use oil, grease, or similar substances to facilitate the pulling of cable. Use a UL approved cable pulling compound.
- 4. When not in innerduct, properly route cable and fasten to a cable support device, such as cable runway vertically mounted on the wall.

5. Install cables in innerduct on the vertical cable ladder when rising through the DCR room. Provide cable ties 600-mm (24-inches) on-center to support the innerduct.
6. Route cable through destination DCR room on cable tray to the fiber optic patch panel. Route cables inside the cable tray wherever possible, unless otherwise approved by the Engineer or Contracting Officer in writing prior to installation.
7. Provide strain relief at the patch panels for cables, per the manufacturer's instructions.
8. Provide fully assembled fiber optic patch panel in the cross-connect field, as indicated.
9. Provide accessories required for each shelf, including connector panels and adapters.
10. Terminate fiber strands at both ends with MTRJ or LC connectors per the contracting officer's direction.
11. Replace fibers and terminations damaged during installation.
12. Terminate multimode strands with multimode connectors.
13. Provide the accessories and consumables required for the complete termination of fibers.

C. Horizontal Cable

1. Support station cables exiting the DCR room 1500-mm (5-feet) on-center using J-hook cable hangers.
2. Do not exceed 90 meters (300-feet) in length from the termination at the user's faceplate to the termination at the DCR room.
3. Provide a minimum of 150-mm (six-inches) of slack sheathed cable behind each station outlet faceplate. Coil the slack cable inside the junction box or raceway as per the cabling manufacturer's installation standards.
4. Route cables in vertical cable tray in DCR room.
5. Route cables a minimum of 150-mm (6-inches) away from power sources to reduce interference from EMI.



6. Install cables with sufficient bending radius so as not to break or kink, shear or damage binders, or to interfere with transmission in any way.
7. Neatly dress and organize cables in the cable tray. Bundle cables sequentially into groups of 12. Wrap every 600-mm (24-inches) with Velcro cable ties as required. Do not tightly bundle cables together. Fasten cable to cable tray via Velcro-type straps.
8. Route cable homeruns, parallel and perpendicular to building structure allowing for bending radius, and along corridors for ease of access. Do not route cables through an adjacent space if a corridor borders at least one wall of the room.
9. Route data cables from cable tray into the LAN rack and terminate with specified jack into patch panel. Do not support cables to the outside of the cable tray.
10. Provide permanent machine generated labels on each end of the cable no more than 100-mm (4-inches) from the edge of the cable jacket.
11. Terminate cables with Category 6 modular connectors and T568-A pin-pair assignment.
12. Test cables to TIA/EIA 568 performance standard for the appropriate cable type. Re-terminate or replace any cables that do not meet the performance standard.

**D. Patch Panels**

1. Install Category 6 patch panels into LAN rack as indicated.
2. Coordinate with SSA for mounting requirements and install according to the manufacturer's instructions.
3. Terminate data cable in accordance to manufacturer's instructions and TIA/EIA-568, latest revision, standard installation practices.

**E. Outlets and Connectors**

1. Provide station outlets with connectors.
2. Provide permanent machine generated clear laminated labels on the front of each faceplate or surface box.

**F. Cable Tray**



1. Install cable tray as indicated; in accordance with recognized industry practices, to ensure that the cable tray equipment complies with requirements of NEC, and applicable portions of NFPA 70B and NECA's "Standards of Installation" pertaining to general electrical installation practices.
2. Coordinate installation with other work as necessary to properly interface with other work.
3. Provide sufficient space around cable tray to permit access for installing and maintaining cables.

### 3.5 Records

#### A. Labeling

1. Label the communication system components in conformance with TIA/EIA-606 Administration Standards, including, but are not limited to, the following:
  - a. Cables (both ends)
  - b. Innerduct (both ends).
2. Permanently mark cable ends with machine-generated or stenciled (not handwritten) wrap-around labels with a self-laminating feature.
3. Permanently mark components, such as racks and patch panels, with machine-generated labels.

#### B. Records

- a. Conform to TIA/EIA-606 Administration Standards containing as a minimum, the information as outlined in Table 4.7-1 of TIA/EIA-606.

### 3.6 Project Close-Out

#### A. As-Builts

1. Submit as-built drawings to Contracting Officer's representative prior to final acceptance of system.
  - a. Scaled floor plans of DCR rooms showing exact placement of LAN racks and termination hardware.
  - b. Scaled floor & overhead plans of DCR Rooms showing exact placement of all overhead cable support routes.
  - c. Installation details.

- d. Provide data disks of each of the final as-built drawings prepared using AutoCAD software, fully representing actual installed conditions.

B. Inspection

1. After project completion at a date and time specified by the Contracting Officer, the Government or the Government's Representative will conduct an electrical inspection visit and testing of the completed site. The Contractor shall attend this inspection visit and be prepared to effect corrections if deficiencies are found.

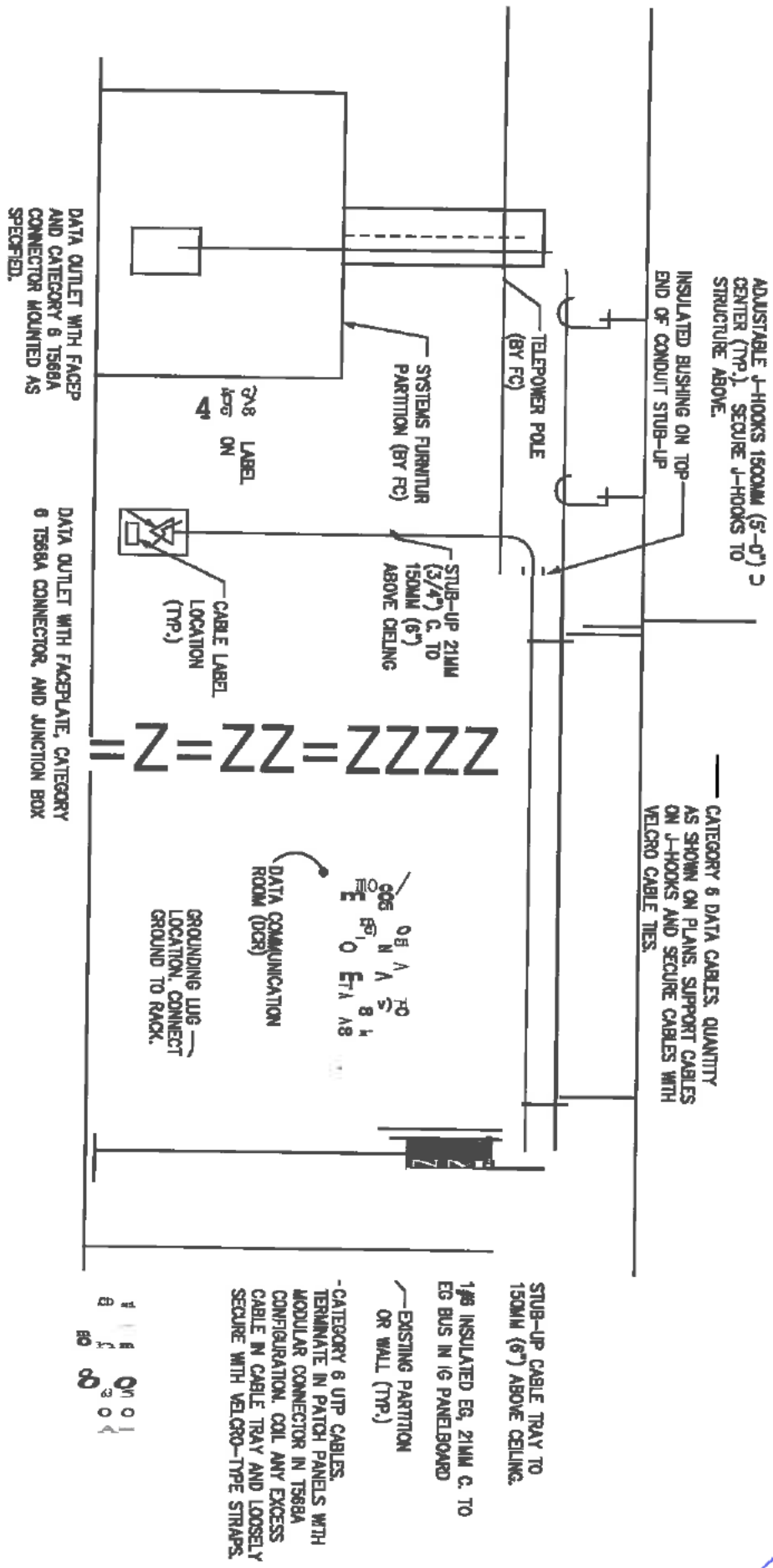
C. Test results.

1. Provide one electronic copy of cable test results documentation appropriately formatted for retrieval by the Contracting Officer. Printed, hard-copy is suitable if electronic copy is not available.

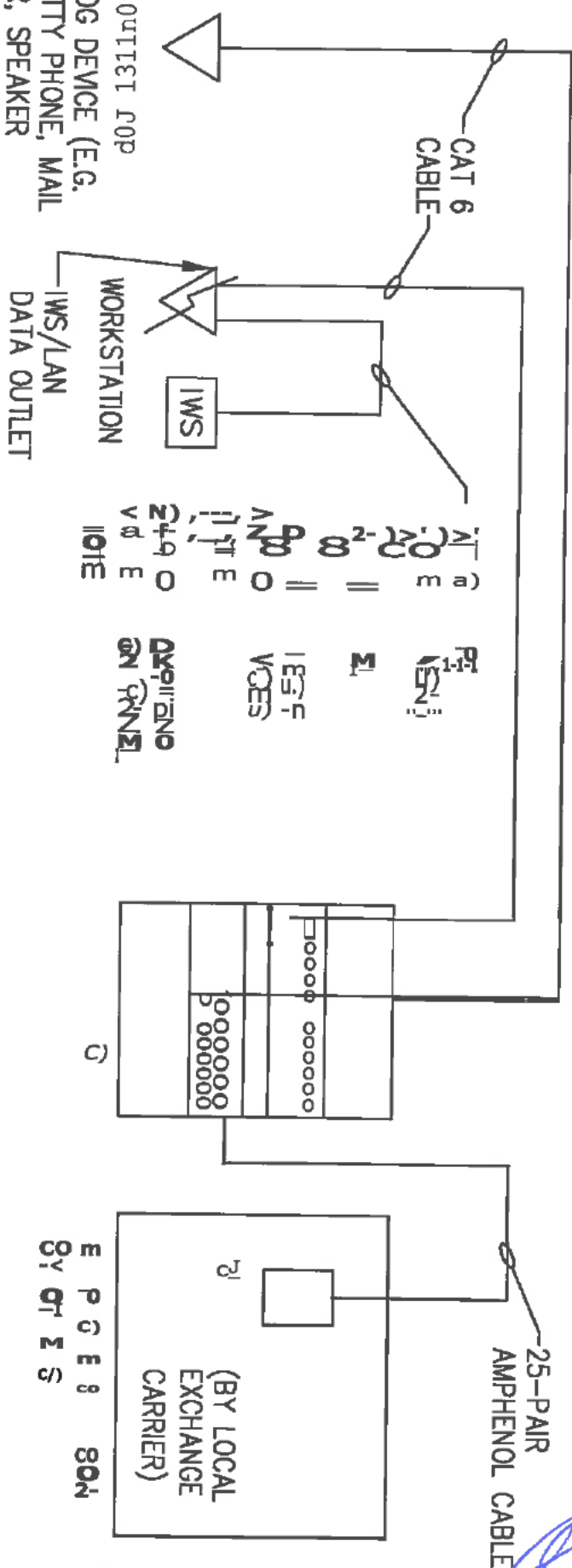
3.7 Certification

- A. Provide the Contracting Officer and SSA Office Manager with a written form of acceptance for signature. All corrections must be completed before acceptance is given.









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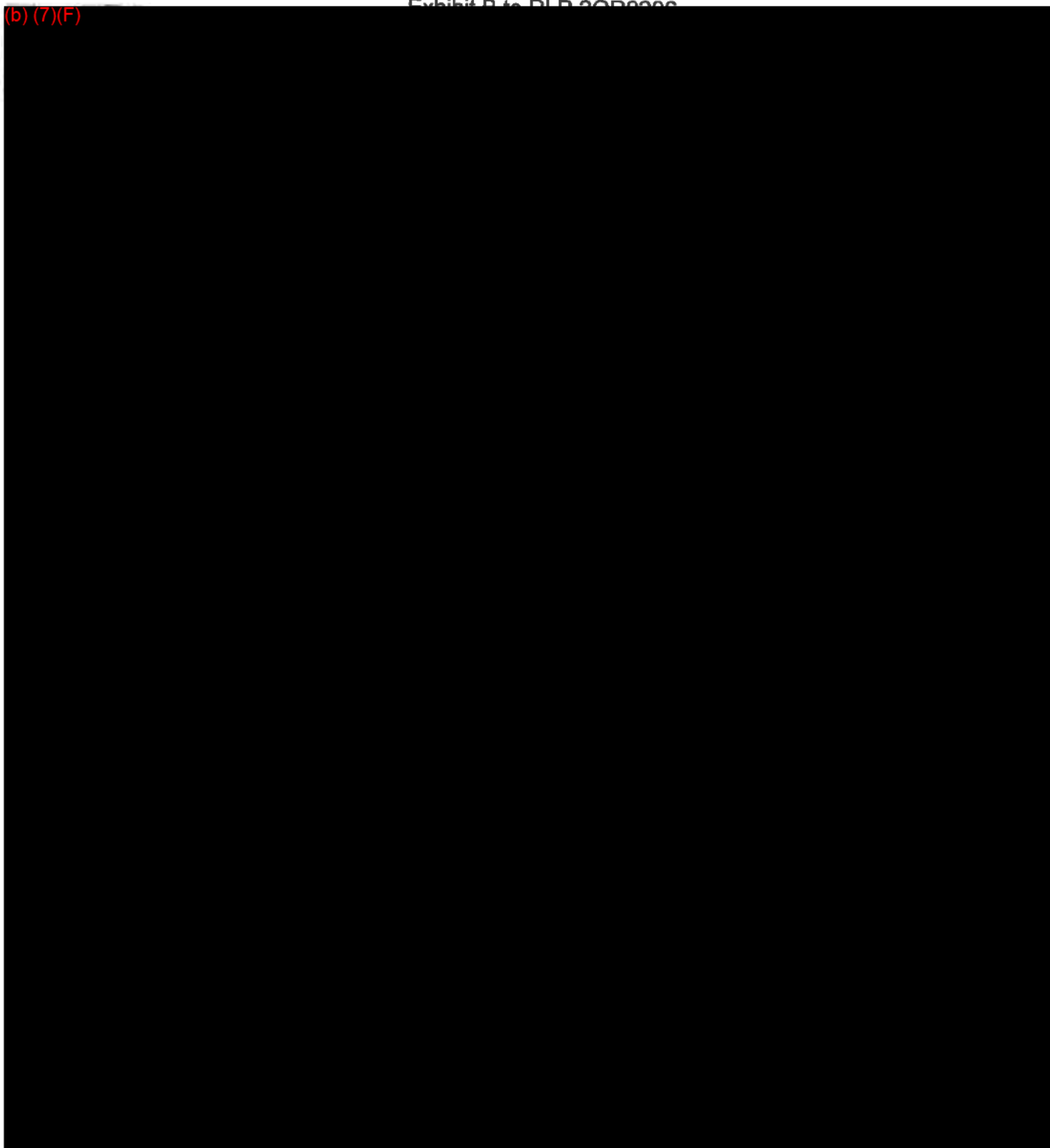
## DATA/VOICE TERMINATION DETAIL

**NOT TO SCALE**

NOTES:

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 $rn$   
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 $2j$   
 $c)$   
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 $cc)$   
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ANSI/BHMA A156.19-1997

Revision of:

ANSI/BHMA A156.19-1990



**AMERICAN NATIONAL STANDARD**

**FOR**

**POWER ASSIST AND LOW ENERGY POWER OPERATED DOORS**



**SPONSOR**

**BUILDERS HARDWARE MANUFACTURERS ASSOCIATION, INC.**

**APPROVED JULY 29, 1997**

**AMERICAN NATIONAL STANDARDS INSTITUTE, INC.**

To find products that are third-party certified to this standard and other ANSI/BHMA standards please visit [www.buildershardware.com](http://www.buildershardware.com).

The Builders Hardware Manufacturers Association (BHMA) Certification Program was developed as a means for producers of builders hardware to indicate compliance with American National Standards sponsored by BHMA. Participating manufacturers certify compliance with the standards based on a continuing program of passing the prescribed tests. Third party testing is performed by a Nationally Recognized Test Laboratory. The program is open to all manufacturers of builders hardware whether or not they are members of BHMA.

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An American National Standard implies a consensus of those substantially concerned with its scope and provisions. An American National Standard is intended as a guide to aid the manufacturer, the consumer and the general public. The existence of an American National Standard does not in any respect preclude anyone, whether he has approved the Standard or not, from manufacturing, marketing, purchasing, or using products, processes, or procedures not conforming to the Standard. American National Standards are subject to periodic review and users are cautioned to obtain the latest editions.

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This Standard was developed by the Builders Hardware Manufacturers Association, Inc. It was approved by ANSI under the Canvass Method. BHMA was accredited on 21 March 1983 as a sponsor using the Canvass Method.

FOREWORD (This Foreword is not a part of ANSI/BHMA A156.19)

The general classification of builders hardware includes a wide variety of items which are divided into several categories. To recognize this diversity, a sectional classification system has been established. Power Operated Doors is one such section and this Standard is a result of the collective efforts of members of the Builders Hardware Manufacturers Association, Inc. who manufacture this product. The total Product Standards effort is, therefore, a collection of sections, each covering a specific category of items.

Performance tests and, where necessary, dimensional requirements have been established to insure a degree of safety. There are no restrictions on design except for those dimensional requirements imposed for reasons of safety.

This Standard is not intended to obstruct but rather to encourage the development of improved products, methods and materials. The BHMA recognizes that errors will be found, items will become obsolete, and new products, methods and materials will be developed. With this in mind, the Association plans to update, correct and revise these Standards on a regular basis. It shall also be the responsibility of manufacturers to request such appropriate revisions.

ORDERING INFORMATION

BHMA standards, publications, and matchplates can be ordered at:

[www.buildershardware.com](http://www.buildershardware.com) - Search entire catalog, order printed or electronic versions, and download electronic versions right to your computer.

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E-mail: [service@techstreet.com](mailto:service@techstreet.com)

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BHMA c/o Techstreet  
1327 Jones Drive  
Ann Arbor, MI 48105 USA

CONTENTS	Section	Page
1.	General .....	5
2.	Definitions .....	5
3.	Requirements for Power Assist Doors .....	5
4.	Requirements for Low Energy Power Operated Doors (Swinging) or Low Energy Power Open Doors (Swinging). ....	6
5.	Cycle Tests .....	6
6.	Signs .....	6 - 7
	Table 1 .....	8
	Appendix A .....	9



## 1. GENERAL

1.1 Requirements in this Standard apply to power assist doors, low energy power operated doors or low energy power open doors for pedestrian use and not provided for in ANSI/BHMA A156.10 for Power Operated Pedestrian Doors. Included are provisions intended to reduce the chance of user injury or entrapment.

1.1.1 This Standard does not attempt to assess any factors that exist with respect to custom design installations which are not required to meet the requirements of this Standard.

1.2 Required dimensions are expressed in US units first and the SI (metric) equivalents given in parenthesis are approximate.

1.3 Definitions of terms used in this Standard not found in 2 are in ANSI/BHMA A156.10 for Power Operated Pedestrian Doors, available from the American National Standards Institute, Inc., 11 West 42nd Street, New York, NY 10036.

1.4 All references to time delay, opening speed and forces, in this standard, refer to the operator in the power mode as opposed to the manual mode.

## 2. DEFINITIONS

2.1 **Low Energy Power Operated Door:** A door with (a) power mechanism(s) that opens and closes the door upon receipt of an actuating signal and does not generate more kinetic energy than specified in this Standard.

2.2 **Low Energy Power Open Door:** A door with (a) power mechanism(s) that opens the door upon receipt of an actuating signal and does not generate more kinetic energy on opening than specified in this Standard and which is closed by other means.

2.3 **Power Assist Door:** A door with a power mechanism that reduces the opening resistance of a self closing door.

## 3. REQUIREMENTS FOR SWINGING POWER ASSIST DOORS

3.1 Power assist doors shall operate only by the force of pushing or pulling the door.

3.2 An activating mechanism is permitted to be used to put the door in the power assist mode.

3.3 If the opening force on the door is released, the door shall come to a stop and either immediately begin to close or begin to close after a predetermined time.

3.4 Doors shall be field adjusted to close from 90 degrees to 10 degrees in not less than 3 seconds or longer as required in Table I.

3.5 Doors shall be field adjusted to close from 10 degrees to fully closed in not less than 1.5 seconds.

3.6 The force required to prevent a door from closing in normal operation shall not exceed a 15 lbf (67 N) applied 1 in (25 mm) from the latch edge of the door at any point in the closing cycle.

3.7 In the event of power failure to the operator, doors shall open with a manual force not to exceed a 15 lbf (67 N) or torque of 40 lbf-in (4.5 Nm) to release a latch, a 30 lbf (133 N) to set the door in motion, and a 15 lbf (67 N) to fully open the door. The forces shall be applied at 1" (25 mm) from the latch edge of the door.

## 4. REQUIREMENTS FOR LOW ENERGY SWINGING POWER OPERATED DOORS OR LOW ENERGY SWINGING POWER OPEN DOORS

### 4.1 Opening Time

4.1.1 Doors shall be field adjusted so that opening time to back check or 80 degrees, whichever occurs first, shall be 3 seconds or longer as required in Table 1. Backcheck shall not occur before 60 degrees opening.

4.1.2 Total opening time to fully open shall be 4 seconds or longer.

## 4.2 Closing Time

4.2.1 Doors shall be field adjusted to close from 90 degrees to 10 degrees in 3 seconds or longer as required in Table I.

4.2.2 Doors shall be field adjusted to close from 10 degrees to fully closed in not less than 1.5 seconds.

4.3 The door shall be field adjusted to remain fully open for not less than 5 seconds unless a sensing device is used to hold the door open

4.4 The force required to prevent a stopped door from opening or closing shall not exceed a 15 lbf (67 N) applied 1 in (25 mm) from the latch edge of the door at any point in the opening or closing cycle.

4.5 The kinetic energy of a door in motion shall not exceed 1.25 lbf-ft (1.69 Nm). Table I provides speed settings for various widths and weights of doors for obtaining results complying with this paragraph.

4.6 In the event of power failure to the operator, doors shall open with a manual force not to exceed a 15 lbf (67 N) or torque of 40 lbf-in (4.5 Nm) to release a latch, a 30 lbf (133 N) to set the door in motion, and a 15 lbf (67 N) to fully open the door. The forces shall be applied at 1" (25 mm) from the latch edge of the door.

## 5. CYCLE TESTS

5.1 Low Energy Power Operated, Low Energy Power Open, and Power Assist doors shall be cycle tested for 300,000 cycles.

5.2 Use the widest and heaviest test specimen recommended for use by the manufacturer. Narrower or lighter doors of the same configurations shall then be considered to meet the cycle test requirements.

5.3 Use the requirements in Table 1 to determine opening and closing speeds. Open the door to a  $90 \pm 5$  degree open position and close the door to the  $0 \pm 2$  degree closed position using appropriate equipment. One opening and closing constitutes one

cycle. In the case of Power Assist doors, use an actuator exerting an equivalent force equal to a 15 lbf (67 N) measured at 1 in (25 mm) from the latch edge of the door applied in the opening direction and allow the closing device furnished to close the door.

5.4 At the conclusion of the cycle test, the doors shall operate in accordance with requirements of Table 1 and the actual opening and closing time shall be within  $\pm 10\%$  of their respective values at the commencement of the test.

## 6. SIGNS

6.1 Doors shall be equipped with (a) sign(s) visible from either side, instructing the user as to the operation and function of the door. The signs shall be mounted 58 inches  $\pm$  5 inches (1470  $\pm$  130 mm) from the floor to the center line of the sign. The letters shall be 1/2 inch (13 mm) high minimum.

6.2 **Low Energy Doors** All low energy doors shall be marked with a sign, visible from both sides of the door, with the words "AUTOMATIC CAUTION DOOR" (See Figure 1.). The sign shall be mounted on the door at a height 58 inches  $\pm$  5 inches (1475  $\pm$  125 mm) from the floor to the center line of the sign. The sign shall be a minimum of 6 inches (152 mm) in diameter and with black lettering on a yellow background.



Figure 1

6.2.1 When a separate wall switch is used to initiate the operation of the door operator, the doors shall be provided with signs on both sides of the door with the message "ACTIVATE SWITCH TO OPERATE". The lettering shall be white and the background shall be blue.

6.2.2 When door motion is used to initiate the operation of the door operator, the doors shall be provided with the message "PUSH TO OPERATE" on the push side of the door and "PULL TO OPERATE" on the pull side of the door. The lettering shall be white and the background shall be blue.

### 6.3 Power Assist Doors

6.3.1 When a separate wall switch is used to initiate the operation of the door operator, the doors shall be provided with signs on both sides of the door with the message "EASY OPEN DOOR - ACTIVATE SWITCH THEN OPEN DOOR". The lettering shall be white and the background shall be blue.

6.3.2 When door motion is used to initiate the operation of the door operator, the doors shall be provided with the messages "EASY OPEN DOOR - PUSH TO OPERATE" on the push side of the door and "EASY OPEN DOOR - PULL TO OPERATE" on the pull side of the door. The lettering shall be white and the background shall be blue.

6.3.3 When remote or sensor devices are used to initiate the operation of the door operators, both sides of the door shall have signs with the message "EASY OPEN DOOR - POWER ASSISTED". The lettering shall be white and the background shall be blue.



TABLE 1

Minimum Opening Time to Back Check or 80 degrees, which ever occurs first, or Minimum Closing Time from 90 degrees to Latch Check or 10 degrees . Backcheck shall not occur before 60 degree opening.

"D" Door Leaf Width - Inches (mm)	"W" Door Weight in Pounds (kg)				
	100 (45.4)	125 (56.7)	150 (68.0)	175 (79.4)	200 (90.7)
30 (762)	3.0*	3.0	3.0	3.0	3.5
36 (914)	3.0	3.5	3.5	4.0	4.0
42 (1067)	3.5	4.0	4.0	4.5	4.5
48 (1219)	4.0	4.5	4.5	5.0	5.5

Matrix values are in seconds

Doors of other weights and widths can be calculated using the formula:

$$T = D\sqrt{W} / 133 \text{ in US Units} \quad T = D\sqrt{W} / 2260 \text{ in SI (metric) units}$$

Where:

T = Time, seconds

D = Door width, inches (mm)

W = Door weight, lbs. (kg)

The values for "T" time have been rounded up to the nearest half second. These values are based on a kinetic energy of 1.25 lbf-ft.

\* The value for the 30 inch wide, 100 pound door actually calculates to 2.5 seconds with rounding. 3.0 seconds was used as a more conservative value.

**APPENDIX A** (not a part of ANSI/BHMA A156.19)

**A-1 CONFORMANCE CRITERIA**

Certification that products offered meet the requirements of this Standard and conform to individual manufacturer's drawings, specifications, standards and quality assurance practices are available and in some circumstances are required. Buyer requirements determine the need for proof of conformance such as first article inspection, test laboratory reports or listings. Specifiers requiring assertions of conformance utilize statements of conformance by individual manufacturers, or test reports acceptable to the buyer.

**A-2 PRESERVATION, PACKAGING, AND PACKING**

Unless other arrangements between buyer and seller are made, preservation, packaging and packing shall be sufficient to protect containers and their contents under normal shipping and handling conditions from the source of supply to the destination point.

**A-3 MARKING**

Unless other arrangements between buyer and seller are made, marking shall be in accordance with the individual manufacturer's standard practice.



# **SPECIFICATION FOR INTRUSION DETECTION SYSTEM**

**“FOR OFFICIAL USE ONLY”**

A handwritten signature in blue ink, appearing to be a stylized 'P' or similar character, located next to the Lessor line.

## TABLE OF CONTENTS

### SECTION 1

#### OVERVIEW OF SPECIFICATION

OFFERED PRICES

SYSTEM DESIGN

DE-INSTALLATION

RESTORATION

#### Part 1 GENERAL

1.01 SCOPE

1.02 DESCRIPTION OF SYSTEM

#### Part 2 SYSTEM COMPONENTS

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#### Part 3 EXECUTION

3.01 INSTALLATION

3.02 PAINTING, PATCHING, AND REPLACEMENT

3.03 COORDINATION OF WORK

#### Part 4 USER INSTRUCTION

#### Part 5 SUBMITTAL OF TECHNICAL SYSTEM INFORMATION

5.01 SHOP DRAWINGS

5.02 MANUFACTURER'S LITERATURE

#### Part 6 ACCEPTANCE TESTING

#### Part 7 SURPLUS PROPERTY

### SECTION 2 APPENDIXES

APDX 1. IDS BIDSHEET

APDX 2. CONTRACTOR CHECKLIST

APDX 3. MAR PACKAGE (Separate Attached Document)

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2

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## OVERVIEW

These specifications require the lessor to either (at Government's option):

- (1) Provide and install new equipment,  
AND/OR
- (2) Remove existing Government-owned equipment from the present location and reinstall it at the new location.

### OFFERED PRICES:

An itemized list of unit prices shall be provided to each offeror. The unit prices must be all-inclusive to include equipment and materials required, labor for installation and programming, taxes or other charges, etc. Intrusion Detection System (IDS) unit prices offered shall be included in the decision of the lease award.

### SYSTEM DESIGN:

The IDS design shall be provided by GSA and shown on the space layout drawings that will be given to the successful offeror. After GSA's inspection and acceptance of the space and the IDS, lump sum payment shall be made to the offeror in accordance with the specification and the items shown on the space layout drawings.

### DE-INSTALLATION:

Government-provided equipment is the equipment to be removed from the existing site and shall be listed on the final space layout. The contractor shall test all equipment designated for relocation prior to removal, and shall NOT relocate equipment found to be faulty. After notifying the Contracting Officer's Technical Representative (COTR), he shall then provide and install the new equipment at the offered "provide and install" price.

Removal of Government equipment from the present location must be done with due diligence and care, consistent with professional workmanship standards, to prevent needless damage to the walls, ceilings, and floors, however, drywall patching and painting shall not be required. See part 7 for removal of old equipment if it is not reinstalled in the new space.

### RESTORATION:

The successful offeror (new lessor) waives restoration rights of future move-outs.

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Rev. 4/22/2011

3

**Part 1 GENERAL****1.01 SCOPE****a. Work Includes:**

1. Furnish, install, adjust and make fully operational a complete security system as described herein and on the attached drawings.
2. Provide programming and connection of the security system to the Federal Protective Service (FPS) Alarm Central Receiving Station via a government provided telephone line.
3. Provide technical drawings and submittals as defined within this specification and perform employee training on the system to selected agency personnel.

**1.02 DESCRIPTION OF SYSTEM**

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**Part 2 SYSTEM COMPONENTS****2.01 GENERAL**

All devices, wire, and equipment shall be listed by the Underwriters Laboratory or be Factory Mutual approved and shall be installed in full accordance with the manufacturer's installation guides/requirements, including instruction manuals. Equipment to be installed shall be referenced on the drawings provided. The contractor is to provide all the equipment necessary for a full and complete system, as noted below.

Note: If specifically stated elsewhere in the contract, the Government may provide equipment. This equipment is either specified to be removed from the existing site as shown on the space layout drawing, or shall be shown on a separate listing within this contract.

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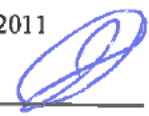
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Rev. 4/22/2011

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Rev. 4/22/2011

6



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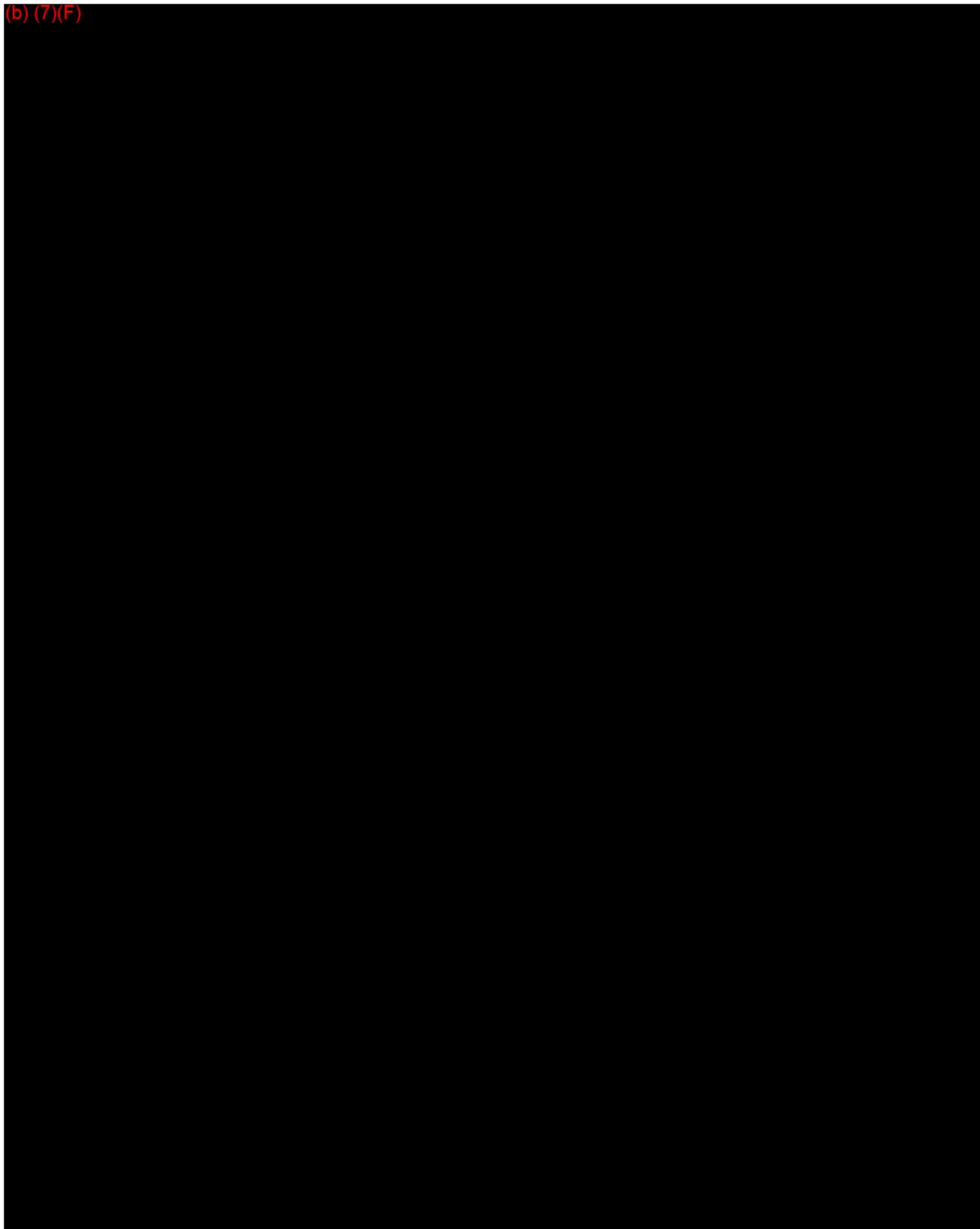
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7

Rev. 4/22/2011

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8

Rev. 4/22/2011

2.11 APPROVAL FOR EQUAL

Approval for equal equipment must be obtained from the COTR before commencement of work. Requests for approval of equal must include manufacturer's cut sheet and performance specification of both the proposed equal and the government recommended unit to permit technical evaluation and comparison.

**Part 3 EXECUTION**3.01 INSTALLATION

- a. General: When detectors, switches, and keypads are specified, it is implied that finished work, including conduit, transformer covers, junction box covers, outlets, raceways, and wiring is included.

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9

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Exhibit B to RLP 20R0206  
SSA INTRUSION DETECTION SYSTEM SPECIFICATION

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10

Rev. 4/22/2011

(b) (7)(F)

m. Specialists: Installation specialists must have completed manufacturer's equipment training and be able to present certification of the training received. A contractor "Specialist" shall be used for initial system design and CCP programming and for the final acceptance testing.

n. Workmanship: All materials and workmanship provided by the contractor shall be in accordance with best practices of the security systems installation trade and shall meet Underwriters Laboratories (UL) Standards for Safety, National Fire Protection Association (NFPA) requirements (if applicable), National Electric Code (NEC), and any other applicable state and local codes.

o. Telephone line installation: The contractor shall coordinate with the SSA representative or COTR to order the telephone line. It should be a Flat Business line (1FB). This is a standard modem type analog line. It must be terminated on a RJ31X or RJ38X connector block within three feet of the CCP's protective housing. If possible, and access is available, terminate it inside the locked CCP enclosure. Label the RJ connector block with the telephone number.

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11

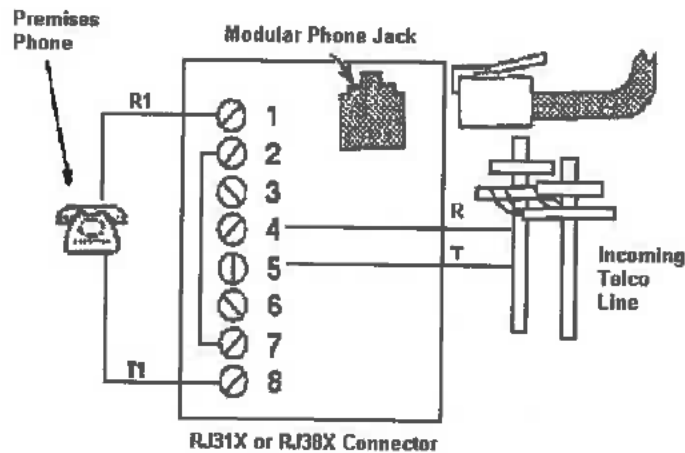
Rev. 4/22/2011

**Exhibit B to RLP 2OR0206**  
SSA INTRUSION DETECTION SYSTEM SPECIFICATION

If the RJ31X is used, place a strap across pins 2 and 7 (normally the orange and blue wires) to serve as a supervision jumper. The incoming telephone line shall be connected to pins 4 (ring) and 5 (tip), which are normally red and green (see attached sketch below). Dedicated lines are required for maximum security and efficiency of the alarm system.

The line does not require a long distance carrier, as long as it is able to call a toll free 888 number in the alarm central station. In the event of an existing shared line being utilized, line seizure must be present for any instruments on the output side of the RJ connector; pins 1 (ring) and 8 (tip), which are normally slate and brown.

The line must not have caller line blocking enabled on it, so that it can be identified by the caller ID system at the alarm receiver. The 8-prong modular cable from the CCP shall plug into the RJ connector used. The service provider should flag the alarm line as a mission critical government line.



The government agency shall be responsible for ordering the line and payment of all costs for the line. The contractor shall note the alarm system telephone number on the inside cover of the CCP for future reference.

NOTE: THE CONTRACTOR SHALL REPORT THE TELEPHONE NUMBER OF THE ALARM SYSTEM TELEPHONE TO THE TSD OR THE COTR.

The line used, shall not be connected to the main listed telephone line for the office, nor shall it be connected to a rotary system or have voice mail or an answering machine. It must be capable of receiving incoming calls for diagnostic purposes and retrieval of event history.

p. Attachment of **Primary Fire Devices Prohibited**: No primary fire alarm device may be attached to the CCP. Fire alarm systems are to be totally separate and distinct. Secondary devices must be approved in advance by the TSD.

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12

Rev. 4/22/2011

(b) (7)(F)

3.02 PAINTING, PATCHING, AND REPLACEMENT

- a. Patching: Repair building finish damaged due to work of this project to match existing adjacent surfaces.
- b. Painting: Paint exposed raceway and components to match adjacent surfaces, except those with factory-finished surfaces. Touch up factory-finished surfaces that are scratched or marred to original condition.
- c. Replacement: Replace all ceiling tile and wood trim damaged due to work of this project to match existing.
- d. Cleanup: Removal of trash, wire, and debris from the work site and vacuum where ceiling tiles or panels have been removed.

3.03 COORDINATION OF WORK

- a. Scheduling: All work shall be coordinated with the designated representative on site as to time and conditions.

A schedule of the work shall be provided to the COTR and the Agency Representative on site at least five (5) working days prior to commencement of the work and the agency will then coordinate with the TSD for final acceptance testing.

- b. Drilling & Removal/Replacement of Ceiling Tile: Wall drilling and/or ceiling tile or panel removal/replacement may require that the work be completed after building closure (normal business hours). It is the contractor's responsibility to know drilling requirements, conditions, and to schedule appropriately to meet such requirements.

**Part 4 USER INSTRUCTION**

Provide instruction to designated personnel as necessary to ensure that they are able to operate and program, as needed, the digital keypads and other user devices. The contractor shall conduct employee training on the system after completion of the installation and before the final inspection. At the time of the final inspection, personnel trained must demonstrate the capability to perform the above tasks by arming and disarming the system, and performing all the activated functions on the menu of the digital keypad.

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13

Rev. 4/22/2011

**Part 5 SUBMITTAL OF TECHNICAL SYSTEM INFORMATION****5.01 SHOP DRAWINGS**

Submit a MegaCenter Alarm Requirement (MAR) document (Appendix 2) and the accompanying shop drawings to the COTR. This can be done electronically or by hard copy. Drawings shall include the following:

- a. Wiring diagram identifying, by type and location, all components of the system, including expansion module locations giving their addresses. It shall include a schematic showing the power to the components of the system and the actual routing of the cabling between all the system components.
- b. Zones and partitions shall be separately color-coded linking all points, devices, and areas. Mark all account, partition, zone, point, and area information and attach a copy to the inside of the door of the CCP enclosure along with the alarm system telephone number.
- c. Show the exact location of each power supply not located in or near the CCP. Provide a list of devices that are powered by each power supply, indicating individual device power requirements.

**5.02 MANUFACTURER'S LITERATURE**

Provide manufacturer's literature marked to show model, catalog number, relevant data, and optional features of the equipment. Literature shall include CCP and keypads, and all other installed devices, other than magnetic contacts. These submissions shall be provided to the COTR prior to scheduling the final inspection.

**Part 6 ACCEPTANCE TESTING & WARRANTY**

Fill out and submit the Megacenter Acceptance Requirements (MAR) Document (attached) at least 24 hours prior to final testing the system. **Notify FPS, TSD at (888) 511-5062** when ready to perform the testing. The TSD shall instruct the contractor on the programming procedures and shall have the CCP programming data uploaded prior to the final acceptance test. The FPS Inspector assigned to the facility should be present at the final acceptance test of the system.

All documentation and required submissions shall be complete and provided to the COTR before acceptance tests are scheduled. The contractor shall ensure the CCP and end-of-line devices are fully programmed and tested prior to calling for a final acceptance inspection. The final inspection shall include, but not be limited to, a full end-of-line device test, a digital keypad function test, programming review, an inspection of the wiring and EMT, a verification of receipt of alarms at the alarm central receiving station and also at any locally designated annunciation devices. It shall also include an inspection of the overall workmanship.

The contractor shall notify the COTR, in writing or email, at least five working days in advance of the requested date of acceptance testing.

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Rev. 4/22/2011

14



The COTR reserves the right to amend the date +/- 14 working days. The contractor shall schedule and conduct acceptance testing of the system in the presence of the COTR. The test shall be scheduled for other than normal duty hours of operation.

Successful completion of the acceptance testing marks the beginning of the warranty period. All materials and workmanship for the installation shall be warranted for a *minimum* of one year from the date of successful completion of final acceptance.

All materials warranted by their manufacturer for a period in excess of one year shall carry the manufacturer's warranty from the end of the above one-year period to the end of the manufacturer's warranty period (DMP carries a 3-year warranty on their CCP). A failure of a device or flaw in the installation within the first year shall be repaired by the contractor without additional charges. Any device that fails during the manufacturer's warranty period shall be replaced by the contractor at no additional equipment charges.

## Part 7 SURPLUS PROPERTY

If surplus equipment is not relocated, it shall be removed from the old location. This shall include major components such as the CCP, keypads, motion sensors, and the duress buttons.

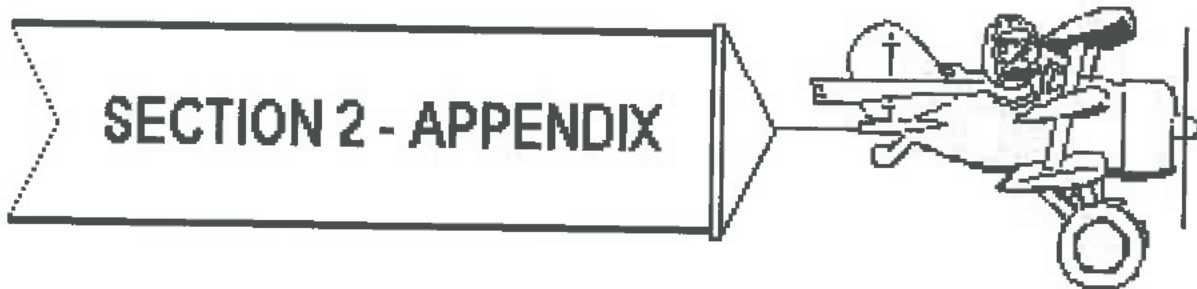
Conduit and magnetic door contacts may be abandoned in place unless otherwise directed. All system equipment and components that are removed are the property of the U.S. Government, and shall be marked and packaged for shipment by the contractor and turned over to the agency at the final inspection unless otherwise directed.

All wiring and other consumable supplies that are removed are the property of the contractor and shall be removed from the site prior to the final inspection.

  
\_\_\_\_\_  
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15

Rev. 4/22/2011



### Appendix 1

#### INTRUSION DETECTION SYSTEM UNIT COSTS (Worksheet) (Page 1 of 2)

An intrusion detection system shall be designed for the space by SSA and GSA per SFO Attachment page A-4, paragraph 10, and pages IDS-1 through IDS-9 of the "INTRUSION DETECTION SYSTEM" specs during the layout phase. The following items may be shown on the layout to be provided to the successful offeror. Exact quantities shall not be detailed until the layout phase is completed. Please provide an all-inclusive (materials, labor, tax, etc.) unit cost for providing new equipment (or testing & removing equipment designated for reuse); and installing, wiring, and programming each of the following items to furnish an operational system.

\_\_\_\_\_  
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16

Rev. 4/22/2011

Exhibit B to RLP 20R0206  
SSA INTRUSION DETECTION SYSTEM SPECIFICATION

Appendix 1

Project No. \_\_\_\_\_

Today's Date: \_\_\_\_\_

Building Name & Address: \_\_\_\_\_

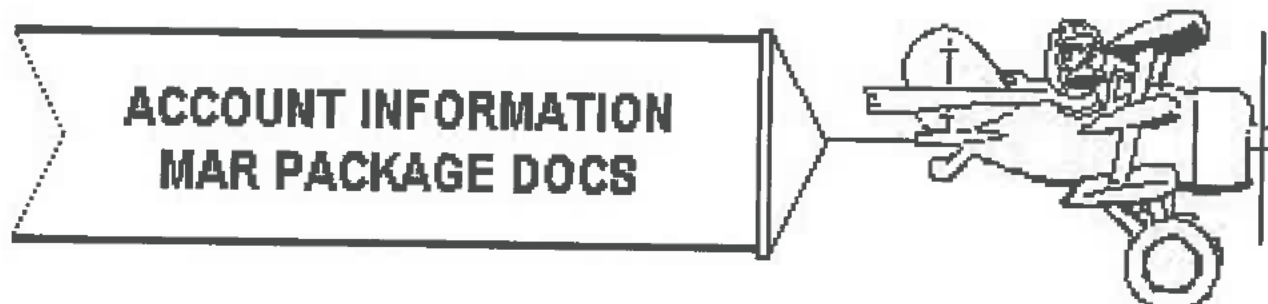
(b) (7)(F)



Appendix 2

(b) (7)(F)





The alarm monitoring is performed by a multi-regional dispatch center located in Denver, Colorado. The information package attached is required before they will monitor the IDS alarms. See the separate attachment entitled "**Megacenter Acceptance Requirements (MAR) Document.**" The MAR document includes a section for the contractor to fill in the technical information about zones and areas, model and serial numbers, and other technical information about the IDS.

**This Regional SSA document specifies the IDS models approved for *this* region and the contractor shall NOT install IDS models that are approved for *other* regions of FPS. The CCP shall conform to the standardization scheme of this region as defined in this SSA Specification and the attached drawings and is not superseded by the MAR document.**

The MAR document shall be returned to the COTR for completion of the other portions regarding agency and dispatching information. Then it shall be sent to the Technical Support Desk (TSD) by the FPS representative upon completion by the agency.



Department Of Homeland Security  
U.S. Immigrations and Customs Enforcement  
Federal Protective Service  
**MegaCenter Alarm Requirements (MAR)**

**DATE:**

(b) (7)(F)

A large black rectangular redaction box covers the majority of the page content, starting below the "DATE:" label and extending nearly to the bottom of the page.

(b) (7)(F)



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8

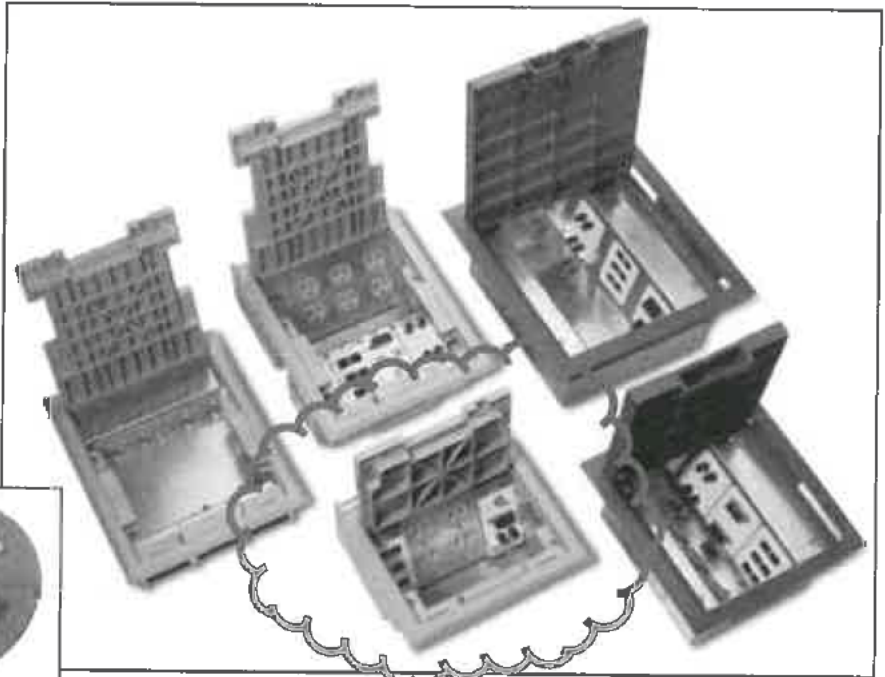


**WIREMOLD****legrand®****FloorSource™**  
**Raised Floor Boxes**

## A Raised Floor Box for Every Application



**T**he Walker FloorSource Series from Wiremold / Legrand offers a large selection of raised floor boxes to meet most user's needs. FloorSource Raised Floor Boxes from Wiremold/Legrand provide functionality, flexibility, accessibility, and capacity when it comes to raised floor box applications. They have many applications, some of which are PBX rooms, MIS processing rooms, university computer labs, and financial institutions. Wiremold / Legrand provides four unique styles of boxes plus an innovative round box which allow users a wide variety of power and communication configurations. FloorSource Raised Floor Boxes are also compatible with the Walkerflex® Manufactured Wiring System.



*Walker FloorSource Series offer flexibility, accessibility, and capacity.*

*The new CRFB Series Round Raised Floor Box.*

### Features & Benefits

- **Locking tabs help secure box to floor panel.** This allows for quick and easy installation.
- **Units can be prewired for power.** Prewired units reduce labor costs for field installation.
- **Large multi-compartment boxes.** Provides adequate wiring capacity and easily isolates power and communication services.
- **Boxes have several different depth profiles.** These profiles allow the end-user to meet different raised floor depth requirements.
- **Ease of installation.** FloorSource Raised Floor Boxes are designed to be installed after floor coverings have been installed.
- **Flexible box designs.** Allow the end-user to configure services where they want and need them.
- **Listed by Underwriters Laboratories Inc. to U.S. and Canadian safety standards.**
- **Meets NEC Section 300-22(C).** The AC, AF, SAF, and CRFB Series Floor Boxes are suitable for use in air handling spaces and raised floor plenums.
- **Datacom connectivity options.** Accepts industry standard and proprietary devices from a wide range of manufacturers to provide a seamless and aesthetically pleasing interface for voice, data, audio, and video applications at the point-of-use.

## AC Series Raised Floor Boxes

### AC8850 and AC8105

The AC8850 and AC8105 are boxes with a 5" [127mm] depth design, with the AC8105 providing an extra 2" [51mm] of width for additional wiring capacity. These boxes can accommodate four duplex power receptacles on one side. Power plate with duplex knockouts included with box. The communication plate will accept at least three communication bezels for up to 18 ports of activation. Lids rotate 180° for easy orientation. Gray lids are die-cast zinc construction.



Devices shown in photo are not supplied.

Description	AC8850 Dimensions	AC8105 Dimensions
Overall Trim Ring	9 1/4" x 9 1/4" [235mm x 235mm]	9 1/4" x 11 1/4" [235mm x 288mm]
Module Depth Overall	5" [127mm]	5" [127mm]
Panel Opening	8" x 8" [203mm x 203mm]	8" x 10" [203mm x 254mm]
Cover Size	7 11/16" x 7 11/16" [195mm x 195mm]	7 11/16" x 9 11/16" [195mm x 246mm]
Activation Chamber Volume	97.22 cu in. [1593ml]	111.08 cu in. [1820ml]
User Volume	102.22 cu in. [1674ml]	151.87 cu in. [2490ml]
Total Volume	199.22 cu in. [3264ml]	262.97 cu in. [4309ml]

### AC8840 and AC8104

The AC8840 and AC8104 are boxes with a 4" [102mm] depth design, with the AC8104 providing an extra 2" [51mm] of width for added wiring capacity. These boxes can accommodate two duplex power receptacles on one side. Power plate with duplex knockouts included with box. The communication plate will accept two communication bezels for up to 12 ports of activation. Lids can be rotated 180° for easy orientation. Gray lids are die-cast zinc construction.



Devices shown in photo are not supplied.

Description	AC8840 Dimensions	AC8104 Dimensions
Overall Trim Ring	9 1/4" x 9 1/4" [235mm x 235mm]	9 1/4" x 11 1/4" [235mm x 288mm]
Module Depth Overall	4" [102mm]	4" [102mm]
Panel Opening	8" x 8" [203mm x 203mm]	8" x 10" [203mm x 254mm]
Cover Size	7 11/16" x 7 11/16" [195mm x 195mm]	7 11/16" x 9 11/16" [195mm x 246mm]
Activation Chamber Volume	63.92 cu in. [1047ml]	76.87 cu in. [1260ml]
User Volume	84.34 cu in. [1382ml]	130.09 cu in. [2131ml]
Total Volume	152.34 cu in. [2496ml]	201.09 cu in. [3295ml]

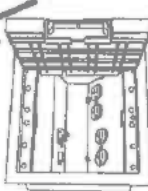
### AC10105-2

The AC10105-2 box with a 5" [127mm] depth is a square profile box that provides eight-gangs of power and/or communication device capacity. Power plate with duplex knockouts included with box. The AC10105-2 also provides increased plug-in volume which is ideal for the additional space needed when plugging in transformer type plugs. Lids can be rotated 180° for easy orientation. Gray lids are die-cast zinc construction.


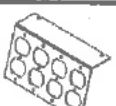
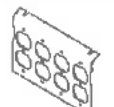
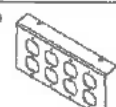

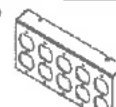


Description	Dimensions
Overall Trim Ring	11 1/2" x 11 1/2" [292mm x 292mm]
Module Depth Overall	5" [127mm]
Panel Opening	10" x 10" [254mm x 254mm]
Cover Size	9 5/8" x 9 5/8" [245mm x 245mm]
Activation Chamber Volume	116 cu in. [1884ml]
User Volume	243 cu in. [3981ml]
Total Volume	358 cu in. [5865ml]



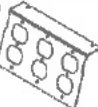




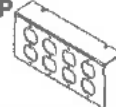




**AC Series Raised Floor Boxes**

Catalog No./Item	Description/Specifications
AC8840	
AC8850	
AC8104	
AC8105	
AC10105-2	
	<b>8" x 8" x 4" Box</b> - [203mm x 203mm x 102mm]. <b>8" x 8" x 5" Box</b> - [203mm x 203mm x 127mm]. <b>8" x 10" x 4" Box</b> - [203mm x 254mm x 102mm]. <b>8" x 10" x 5" Box</b> - [203mm x 254mm x 127mm]. <b>10" x 10" x 5" Box</b> - [254mm x 254mm x 127mm].
<b>Important!</b> All 4" [102mm] deep boxes supplied with double duplex receptacle knockout plate. All 5" [127mm] deep boxes supplied with quadruple duplex receptacle knockout plate.	

**AC Series Power Plates**

Catalog No./Item	Description/Specifications	Catalog No./Item	Description/Specifications
P8840-2DP	 <b>Power Plate</b> - Two duplex KOs. One plate supplied with AC8840 box.	P8105-4DP	 <b>Double-Gang Plate</b> - Four duplex KOs. One plate supplied with AC8105 box.
P8850-4DP	 <b>Power Plate</b> - Four duplex KOs. One plate supplied with AC8850 box.	P10105-4DP	 <b>Double-Gang Plate</b> - Four duplex KOs. One plate supplied with AC10105 box.
P8104-2DP	 <b>Power Plate</b> - Two duplex KOs. One plate supplied with AC8104 box.	P10105-5DP	 <b>Double-Gang Plate</b> - Five duplex KOs.

**AC Series Communication Plates**

Catalog No./Item	Description/Specifications	Catalog No./Item	Description/Specifications
C8004P-2DBP	 <b>Communication Plate</b> - Two duplex KOs. For AC8840 and AC8104 Boxes.	C8850P-RT C8850P-2RT	 <b>Communication Plate</b> - For AC8850 Box. • Includes one or two Ortronics Series II and one or two TracJack bezels.
C8005P-3DBP	 <b>Communication Plate</b> - Three duplex KOs. For AC8850 and AC8105 Boxes.	C8005P-3RT	 <b>Communication Plate</b> - For AC8850 and AC8105 Boxes. • Includes three Ortronics Series II and three TracJack bezels.
C8004P-2ACT	 <b>Communication Plate</b> - For AC8840 and AC8104 Boxes. • Includes two Activate bezels.	C10105P-2	 <b>Communication Plate</b> - For AC10105 Box.
C8850P-ACT C8850P-2ACT	 <b>Communication Plate</b> - For AC8850 Box. • Includes one or two Activate bezels.	C10105P-4DP	 <b>Communication Plate</b> - Four duplex KOs. For AC10105 Box.
C8005P-3ACT	 <b>Communication Plate</b> - For AC8850 and AC8105 Boxes. • Includes three Activate bezels.	C10105P-3ACT	 <b>Communication Plate</b> - For AC10105 Box. • Includes three Activate bezels.
C8004P-2RT	 <b>Communication Plate</b> - For AC8840 and AC8104 Boxes. • Includes two Ortronics Series II bezels and two TracJack bezels.	C10105P-3RT	 <b>Communication Plate</b> - For AC10105 Box. • Includes three Ortronics Series II bezels and three TracJack bezels.

## Datacom Connectivity Options

Now you have a wide range of options for providing datacom connectivity into Wiremold® Cable Management Systems. They are:

- Ortronics® TracJack® and Series II Modular Connectivity Solutions
- Pass & Seymour Activate™ Modular Inserts
- Open System Communication Modules



Use these icons to determine connectivity options for each Wiremold System component:



### Ortronics® Connectivity

#### TracJack® Individual Jack System

- Front-loading, snap-in design supports future moves adds and changes
- Inserts for voice, data, audio, and video
- Available Category 3, 5e, 6, USOC 6-position, and other media
- Choice of 13 colors and color matched to Wiremold Systems
- Universal T568A/B wiring format



#### Series II Front-Loading, Module System

- Module design features easy snap-in front-loading design
- Linear 110 punch down format for easy termination
- Inserts for voice, data, audio, and video
- Available Category 3, 5e, 6, USOC 6-position, and other media
- Color matched to Wiremold Systems



For detailed product selection refer to the Ortronics Catalog or visit [www.ortronics.com](http://www.ortronics.com).



### Pass & Seymour Legrand Network Wiring

#### Activate™ Series Front-Loading Inserts

- Modular inserts for voice, data, audio and video applications
- Front-load, snap-in design
- Color and texture matched to Wiremold Systems
- Available Category 3, 5e, 6, as well as 6-position USOC
- Universal T568A/B wiring format



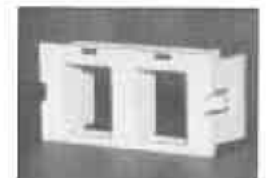
For detailed product selection refer to the Pass & Seymour Network Wiring Catalog or visit [www.passandseymour.com](http://www.passandseymour.com).



### Open Connectivity Solutions

#### Wiremold Open System Communications Modules

- Accommodate a wide range of manufacturers' communications outlets including keystone jacks, as well as proprietary solutions from Avaya (Systimax) and NORDX
- Modules insert into a wide range of Wiremold Systems
- Pre-punched faceplates accept common communication devices



**NOTE:** For more information on integrating connectivity into Wiremold Cable Management Systems contact the Wiremold Applications Engineering Team or your local Wiremold Sales Representative.

# WIREMOLD



#### Wiremold / Legrand

U.S. and International:

60 Woodlawn Street • West Hartford, CT 06110

1-800-621-0049 • FAX 860-232-2062 • Outside U.S. 860-233-6251

Canada:

570 Applewood Crescent • Vaughan, Ontario L4K 4B4

1-800-723-5175 • FAX 905-738-9721





# Exhibit B to RLP 20R0206

## Products

- Products Overview
- Product Search
- Evaluate
  - FAQ's
- Design a Solution
  - Part Drawings
  - DXF-Type G 3x2 W ..
  - DWG-Type G 3x2 W ..
  - PDF-Type G 3x2 W ..
- How to Buy
  - Bill of Material
  - Favorite Products List
  - Locate Distributor

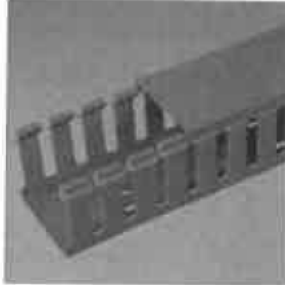
## Home > Products Overview > Product Search >

Current refinements (click  to remove) Search Tips 

Part Number > G3X2BL6

Your search criteria matched only one product, shown below

### G3X2BL6



Choose from 22 sizes of Panduit Type G Wiring Duct from 0.75" x 2.0" up to 4.0" x 5.0" in black color. Used for general purpose control panel wiring and to route and protect wiring in communication closets. The non-slip cover conceals all wiring and is easy to install. The duct and cover form a flush sidewall providing increased capacity and improved aesthetics.

#### Specifications

- Made of lead-free PVC
- UL Recognized continuous use temperature: 122 °F (50°C)
- UL94 Flammability Rating of V-0
- Conforms with NFPA 78-2002 section 14.3.1 requirement for flame retardant material
- Provided with mounting holes

#### Features and Benefits

- Wide finger/slot design provides greater sidewall rigidity and can be used with a wide range of wire bundle sizes
- Panduit exclusive rounded edges protects hands and wiring/cabling from abrasion
- Non-slip cover stays in place during shipment, vibration and when in vertical orientation, eliminating rework
- Flush cover design holds 10-12% more wires than traditional duct designs
- Double scoreline allows quick modification for larger cabling bundles saving installation time leading to a lower installed cost
- Specially formulated lead-free material eliminates health concerns associated with PVC that contains lead
- Restricted slot design retains wire in slot for fast, easy wire installation or removal

Base and cover sold separately.

• Part Number	G3X2BL6
• RoHS Compliancy Status	Compliant
• Part Description	Wide finger, slotted wiring duct.
• Material	Lead-Free PVC
• Color	Black
• CSA Certified	Yes
• UL Recognized (File No. E147128)	Yes
• Length (ft.)	6
• CE Compliant	Yes
• Duct Size W x H (in.)	3.25 x 2.12
• Duct Size W x H (mm)	82.6 x 53.8
• Mounting Method	Standard Mounting Holes
• Pricing Description	Slotted Duct, PVC, 3"x2"x6", BLK
• Slot Width (in.)	0.31
• Slot Width (mm)	7.9
• Cover Part Number	C3BL6
• Min. Order UOM	PKG
• Min. Order Qty.	6
• BOM Qty. (# of Pkgs.)	<input type="text"/>
• Add to Favorite Product List	<input type="checkbox"/>

Please [register](#) to utilize the "Bill of Materials", "Submit Quotes" and "Favorite Product List" features.

# Exhibit B to RLP 2OR0206



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## Products

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  - FAQ's
- Design a Solution
  - Part Drawings
  - PDF-PANDUCT Cove
  - DWG-PANDUCT Cove
  - PDF-Covers for T...
- How to Buy
  - Bill of Material
  - Favorite Products List
  - Locate Distributor

Home > Products Overview > Product Search >

Current refinements (click to remove) Search Tips

Part Number > C3BL6

### C3BL6



Your search criteria matched only one product, shown below

Choose from 16 sizes of **PANDUIT** covers from 0.5" to 6" (25mm to 100mm). The non-slip design snaps onto the duct to conceal the wiring and improve the appearance of your control panel.

- Non-slip cover design incorporates integral high friction lining to inhibit cover movement
- Cover flush with base provides greater wire capacity and improves aesthetics
- Easy cover removal makes changes to wiring quick and easy
- Available in various colors

- Part Number
- RoHS Compliancy Status
- Part Description
- Material
- Color
- Length (ft.)
- Length (m)
- CE Compliant
- Pricing Description
- Min. Order UOM
- Min. Order Qty.
- BOM Qty. (# of Pkgs.)
- Add to Favorite Product List

C3BL6

Compliant

Covers duct to protect wires, improve aesthetics and provides greater wire capacity.

Lead-free PVC

Black

1.82

Yes

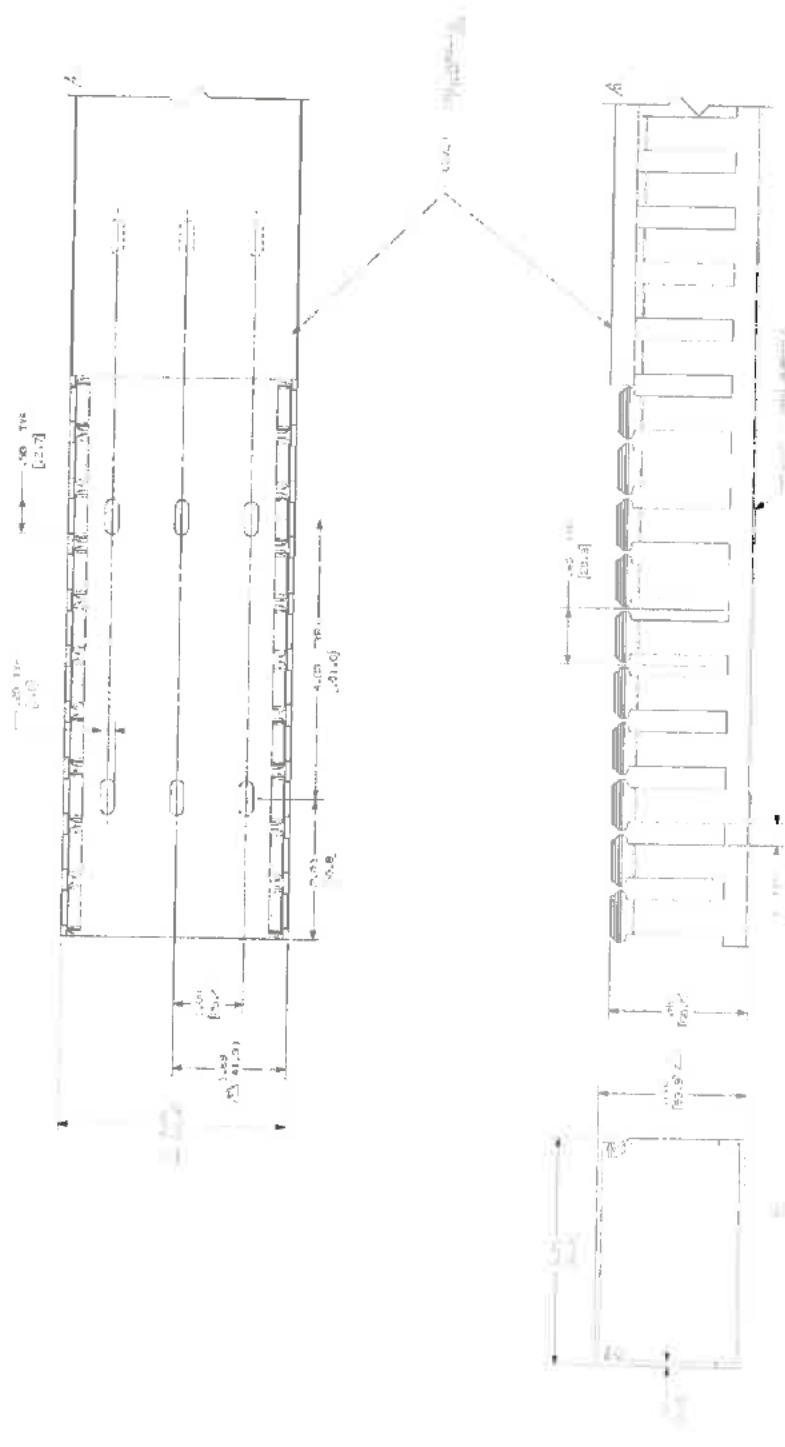
Duct Cover, PVC, 3"W X 6', Black

PKG

6

Please register to utilize the 'Bill of Materials', 'Submit Quotes' and 'Favorite Product List' features.

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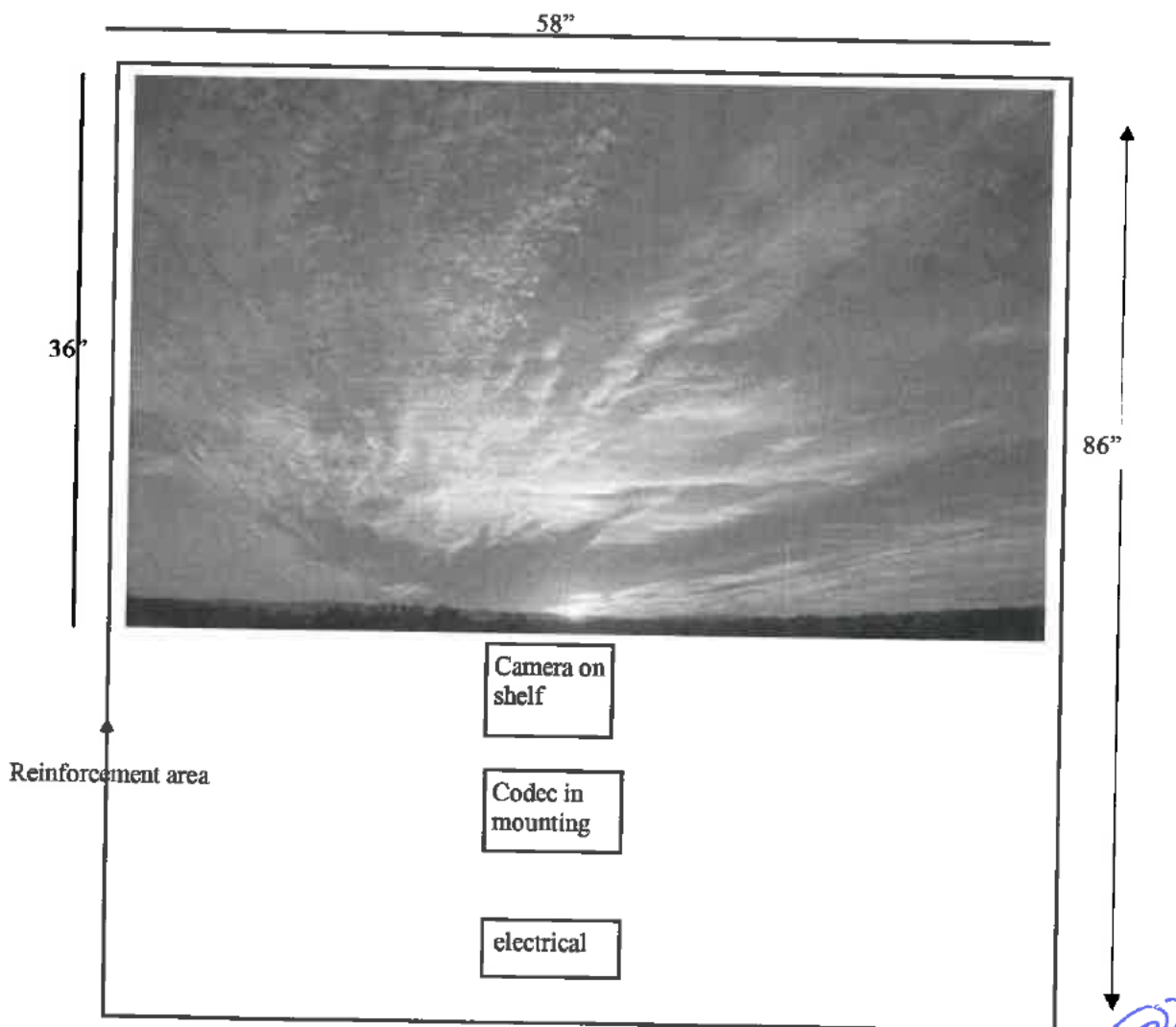
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# SOCIAL SECURITY ADMINISTRATION

## Video Hearing Program

The diagram below shows the approximate size of the widescreen video monitor and the recommended placement of the video camera, codec and power outlets. The reinforcement area should be at least 58" wide and should extend from the floor to the top of the monitor (approximately 86" from the floor to support the camera and codec with associated mounting brackets or shelves. The monitor size will be approximately 58" wide by 36" high. The camera placement is at the bottom center of the monitor and the camera should be at approximately eye level for the principal user (including 6" for the dais)





# INSTALLATION INSTRUCTIONS

## LARGE FLAT PANEL DISPLAY STATIC MOUNT PST 2000 Series

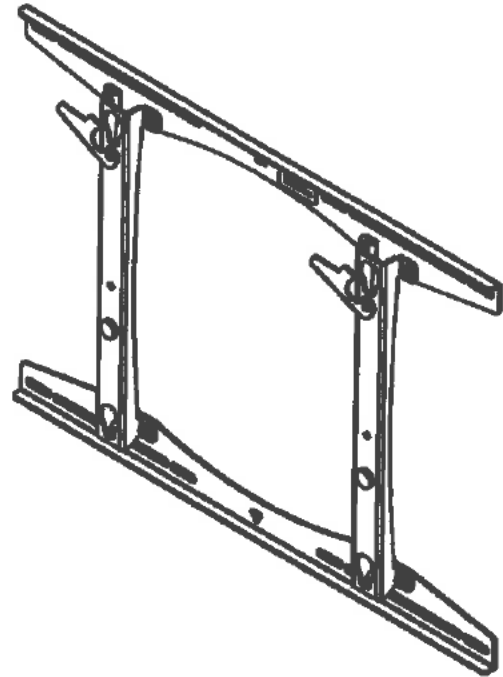
The PST static wall mount accommodates large flat screens weighing up to 200 lbs (90.72kg). The teardrop holes in the mount allow for quick connect/disconnect of the screen, thus simplifying installation and maintenance processes.

The top and bottom mounting brackets are adaptable to supporting framework with wood studs that are 16" on center or 24" on center.

The mount has integrated lateral shift, allowing for four different mounting options. For dual wood studs 16" on center, the lateral shift is  $\pm 4.5$  inches. For dual wood studs 24" on center, the lateral shift is  $\pm 0.5$  inches.

After installing the flat screen on the mount, the screen can be locked in place using the convenient locking flag. A padlock can be used on the latching flag for added security.

The mount is concealed behind the display, making it a low profile wall mount.



PST 2000 Series

### BEFORE YOU BEGIN

- **CAUTION:** To prevent damage to the mount, which could affect or void the Factory warranty, thoroughly study all instructions and illustrations before you begin to install the mount brackets. Pay particular attention to the "Important Warnings and Cautions" on Page 2.
- The mount is designed to be installed using wall studs or supporting framework. The fasteners used to anchor the mount must be capable of supporting five times the total weight of the equipment.
- The maximum weight to be installed on the PST mount is 200 lbs (90.72kg).
- If you have any questions about this installation, contact Chief Manufacturing at 1-800-582-6480 or 952-582-6480.



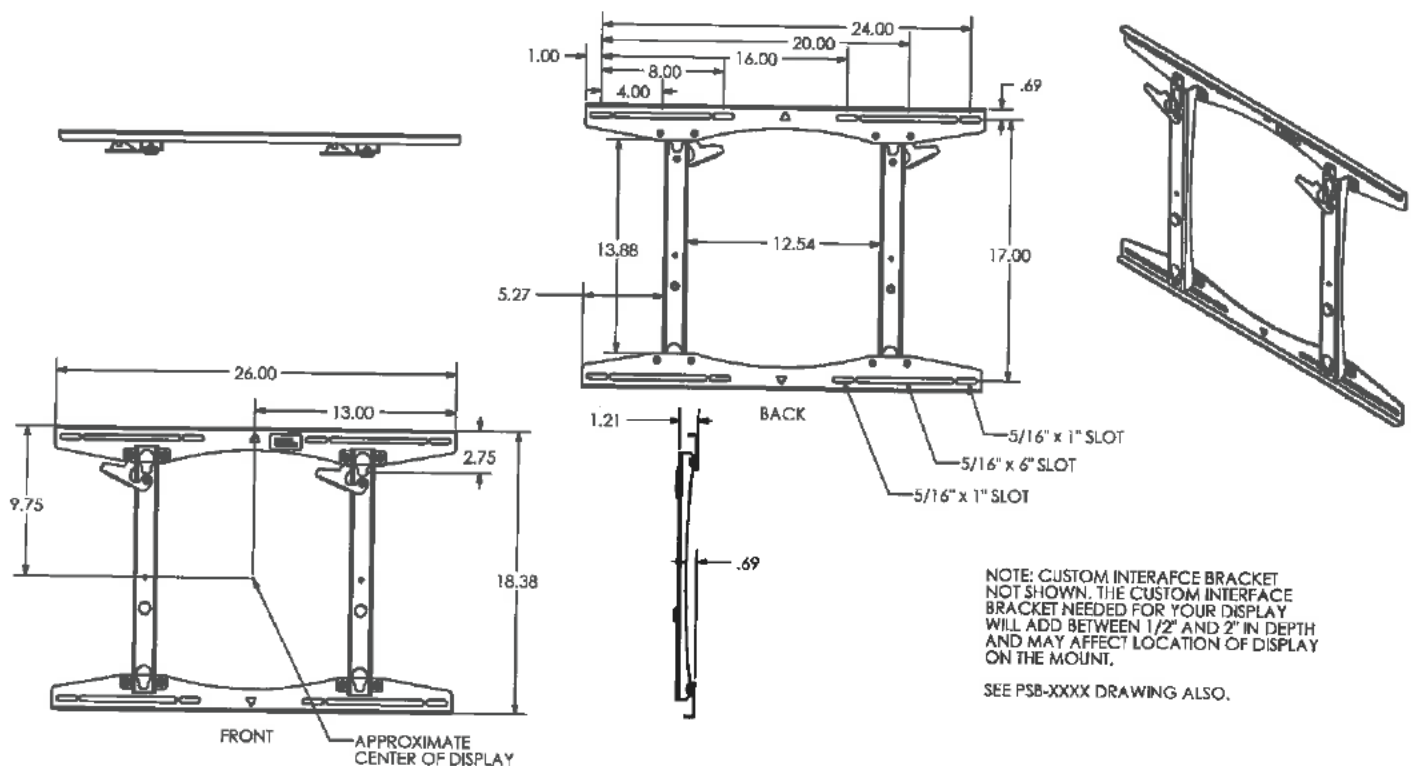
**CHIEF MANUFACTURING INC.**  
1-800-582-6480 952-894-6280 FAX 952-894-6918  
8401 EAGLE CREEK PARKWAY, STE. 700  
SAVAGE, MINNESOTA 55378 USA

8804-000255 (Rev. A)  
2005 Chief Manufacturing  
[www.chiefmfg.com](http://www.chiefmfg.com)  
06/05

## ! IMPORTANT WARNINGS and CAUTIONS!

- WARNING** A **WARNING** alerts you to the possibility of serious injury or death if you do not follow the instructions.
- CAUTION** A **CAUTION** alerts you to the possibility of damage or destruction of equipment if you do not follow the corresponding instructions.
- **WARNING** Improper installation can result in serious personal injury! Make sure that the mounting surface can support a redundant weight factor *five times* the total weight of the equipment: if not, reinforce the structure before installing the mount.
  - **WARNING** Be aware of the potential for personal injury or damage to the unit if it is not adequately mounted.
  - **WARNING** The installer is responsible for verifying that the wall to which the mount is anchored will safely support the combined load of all attached components or other equipment.
  - **WARNING** The weight of the large flat screens must not exceed 200 lbs (90.72kg), the maximum load capacity of the mount.
  - **WARNING** Watch for pinch points. Do not put your fingers between movable parts.
  - **WARNING** Make sure the flag securing the display is completely lowered at all times *except* when removing or installing the display. The flag must be all the way down when installing/removing cables
  - **CAUTION** Inspect the unit for shipping damage before you begin the installation.

## DIMENSIONAL DRAWING



## CONTENTS

DIMENSIONAL DRAWING.....	2
TOOLS REQUIRED FOR INSTALLATION.....	3
PARTS LIST.....	3
PST INSTALLATION.....	4
Select Mounting Location .....	4
Mount the PST.....	5
ATTACH PSB TO THE DISPLAY .....	6
INSTALL THE DISPLAY .....	6
REMOVE THE DISPLAY .....	6

## TOOLS REQUIRED FOR INSTALLATION

- Drill and drill bit set
- Socket wrench set

**NOTE:** Other tools may be required depending on your method of installation.

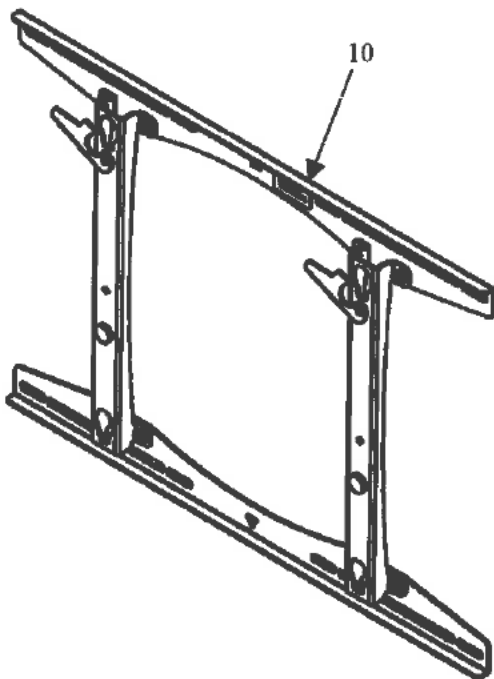


Figure 1. Parts

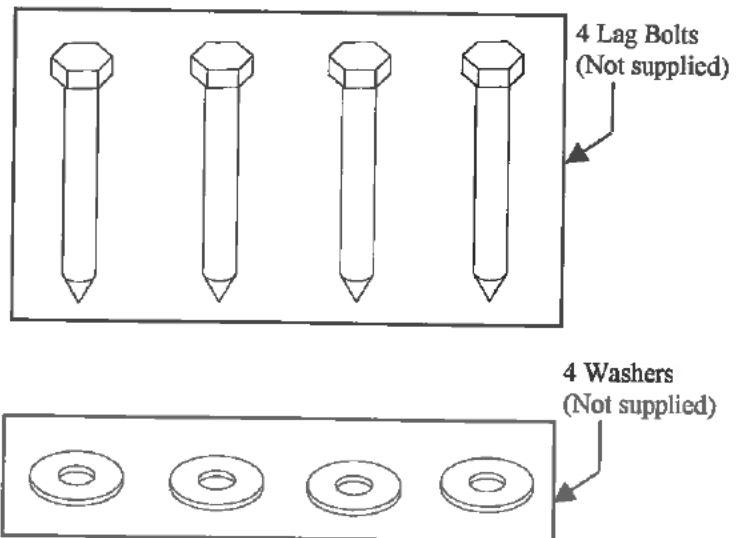
## PARTS LIST

Prior to assembly, unpack the carton completely. Verify contents listed in Table 1 and Figure 1.

Read installation instructions completely. If you are missing any of the listed parts, contact Customer Service at: 1-800/582-6480.

Table 1. Parts List

REF	DESCRIPTION	QTY
10	Plasma Static Mount	1
—	Lag Bolts, (required, not supplied)	4
—	Flat Washer, (required, not supplied)	4



## PST INSTALLATION

Perform the following procedures to mount the PST.

### Select Mounting Location

To select the mounting location, do the following:

**WARNING:** It is the responsibility of the installer to verify that the wall to which the mount is anchored will safely support the combined load of all attached components and equipment.

1. Determine the exact mounting location to install the wall mount prior to installation, keeping in mind the screen size.

**NOTE:** Mount the PST on dual wall studs or some other equivalent supporting framework that is vertical or horizontal.

2. Using a stud sensor, locate the two wood studs where you will mount the PST, as follows:

- Refer to Figure 3 for dual wood studs that are 16" apart on center.

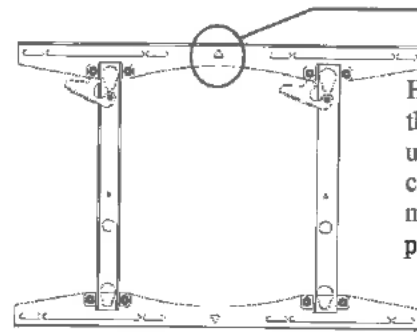
**OR**

- Refer to Figure 4 for dual wood studs that are 24" apart on center.

3. Using a nail as a temporary hook, hang the mount on the wall using the triangular hole located in the center of the mount (see Figure 2).
4. Use a pencil to mark the mounting holes where the four pilot holes will be drilled into the center of the wood stud. Make sure the mounting holes are square and straight. Remove the mount from the wall, placing it on the floor or a table.

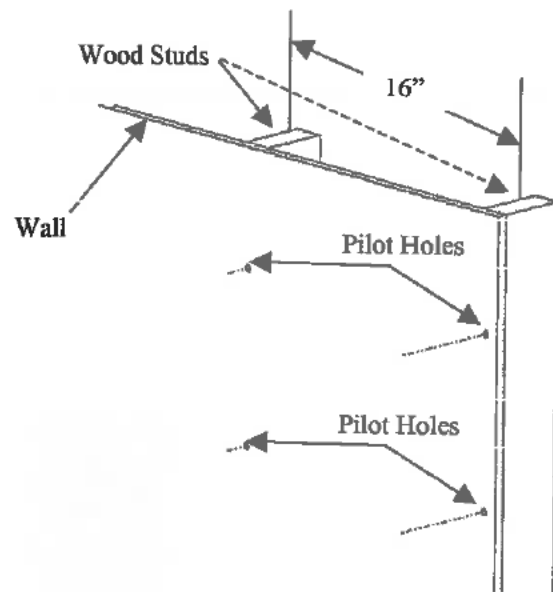
**NOTE:** Lag bolts are not supplied.

5. Drill the pilot holes using the correct drill bit for the lag bolt size being used. For example: Use a 7/32" drill bit for 5/16" lag bolts.

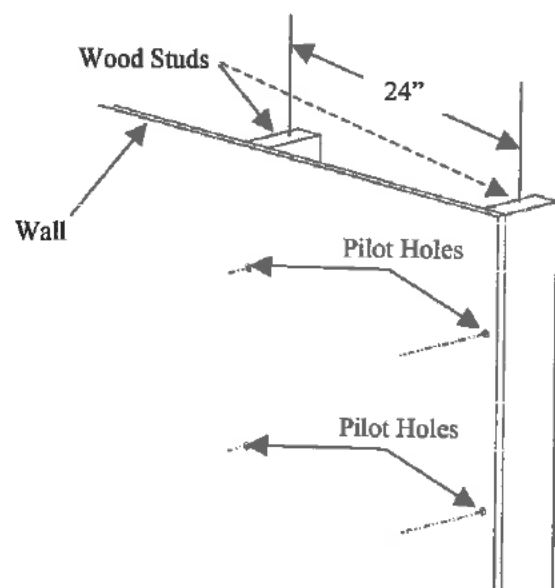


Hang the mount on the wall temporarily using a nail in the center hole. Level the mount before drilling pilot holes.

**Figure 2. Use Triangular Hole to Hang the Mount**



**Figure 3. Wood Studs 16" Apart on Center**



**Figure 4. Wood Studs 24" Apart on Center**

## PST INSTALLATION (Cont'd)

### Mount the PST

To mount the PST, do the following:

1. Holding the PST against the wall, select the pair of mounting holes that best suits your situation (see Figure 5).

**NOTE:** The mounting holes are slotted to allow for a small degree of lateral movement. The mount can be centered, or shifted to the left of center, or right of center depending on stud location.

**NOTE:** Lag bolts and washers are not supplied. The lag bolts must be driven into the support wall studs or other supporting framework.

2. Depending on your situation, install the lag bolts and washers into the pilot holes previously drilled, as described below.

- **Option A.** Install four lag bolts and four washers (two top and two bottom) into the mounting holes, centering the PST on dual wood studs 16" apart on center as shown in Figure 5.

OR

- **Option B.** Install four lag bolts and four washers (two top and two bottom) into the mounting holes that are *right of center* on dual wood studs 16" apart as shown in Figure 6.

OR

- **Option C.** Install four lag bolts and four washers (two top and two bottom) into the mounting holes that are *left of center* on dual wood studs 16" apart as shown in Figure 6.

OR

- **Option D.** Install four lag bolts and four washers (two top and two bottom) into the mounting holes, centering the PST on dual wood studs 24" apart on center as shown in Figure 7.

3. Tighten the lag bolts.

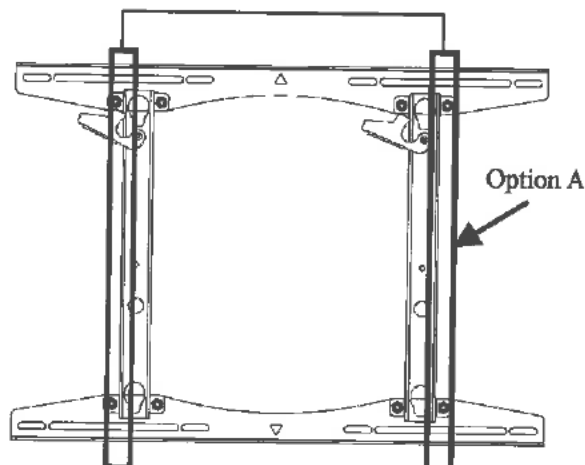


Figure 5. Mounting Holes – 16" Apart on Center (Option A)

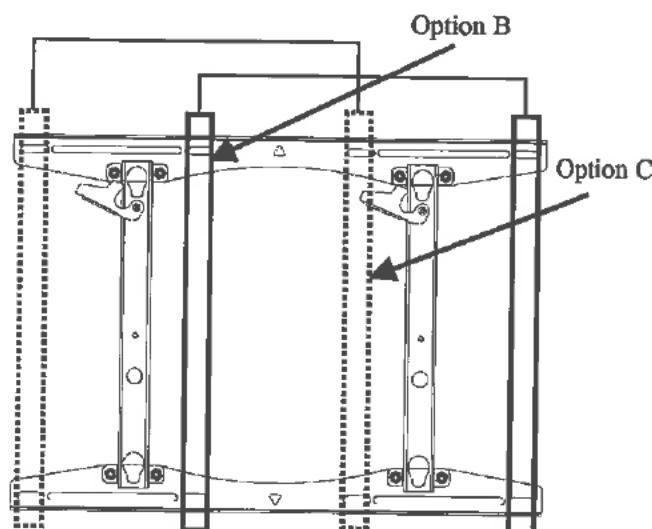


Figure 6. Mounting Holes – 16" Apart on Center (Options B and C)

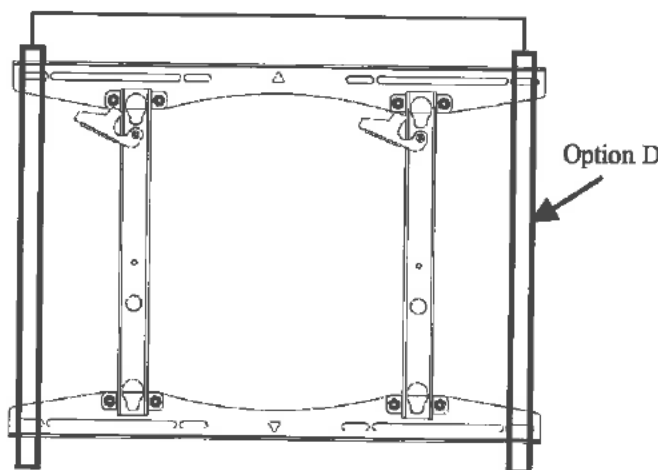


Figure 7. Mounting Holes – 24" Apart On Center (Option D)

## ATTACH PSB TO THE DISPLAY

To attach the PSB to the display, do the following:

- To help you identify the correct PSB that matches the model number of your display, refer to the cross-reference chart at [www.chiefmfg.com](http://www.chiefmfg.com).
- To download the corresponding PSB installation instructions, refer to [www.chiefmfg.com](http://www.chiefmfg.com).

**OR**

- Contact Customer Service at 952-582-6480 if you have any questions about how to select the PSB that matches the model number of your display.

## INSTALL THE DISPLAY

To install the display, do the following:

**NOTE:** Verify that all power/audio/video cables are disconnected from the display and the latching flag is lowered in the down position before attempting to mount the display.

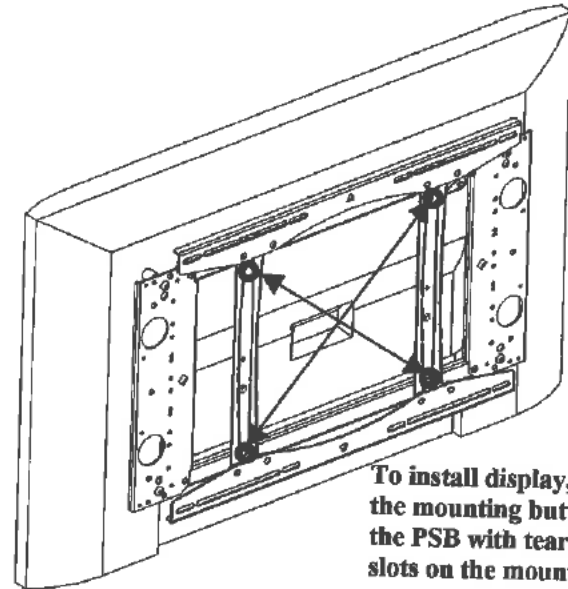
1. With the aid of another person, lift the display up to the mount (10) on the wall, aligning mounting buttons on the PSB with the teardrop slots on the mount, and lower the display firmly into place (Figure 8).
2. Raise the latching flag (2 places) to secure the display (see Figure 9). If the flag does not fully engage, check to ensure the mounting buttons are fully seated in the slots.

**NOTE:** A padlock may be installed through the hole in the latching flag for additional security.

## REMOVE THE DISPLAY

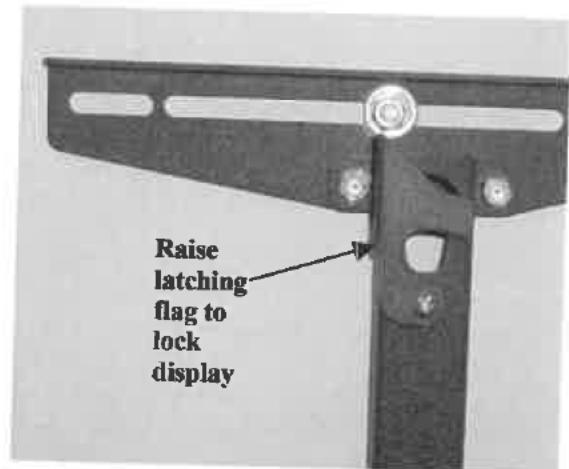
To remove the display from the mount, do the following:

1. Disconnect all power/audio/video cables.
2. Lower the latching flag to unlock the display (see Figure 10).
3. With the aid of another person, lift the display up and out of the teardrop slots in the mount to remove the display.

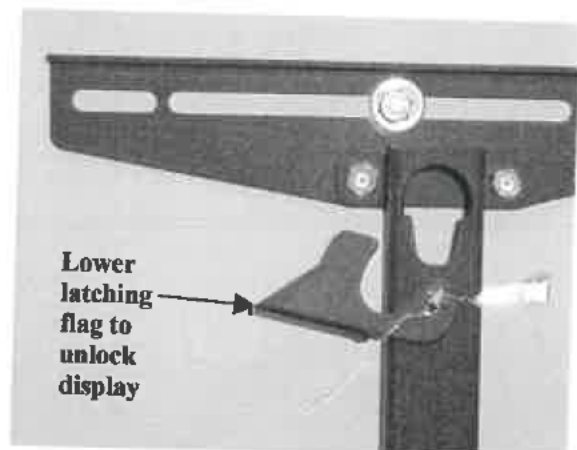


To install display, align the mounting buttons on the PSB with teardrop slots on the mount.

**Figure 8. Mount Plasma Static Bracket to Wall**



**Figure 9. Raise Latching Flag to Lock**



**Figure 10. Lower Latching Flag to Unlock**



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**SECURITY REQUIREMENTS - FACILITY SECURITY LEVEL II**

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THESE PARAGRAPHS CONTAIN ADDITIONAL SECURITY REQUIREMENTS, AND, UNLESS INDICATED OTHERWISE, ARE TO BE PRICED AS PART OF THE BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC). WHERE THEY ARE IN CONFLICT WITH ANY OTHER REQUIREMENTS ON THIS LEASE, THE STRICTEST SHALL APPLY.

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**DEFINITIONS:**

**CRITICAL AREAS** - The areas that house systems that if damaged or compromised could have significant adverse consequences for the facility, operation of the facility, or mission of the agency or its occupants and visitors. These areas may also be referred to as "limited access areas," "restricted areas," or "exclusionary zones." Critical areas do not necessarily have to be within Government-controlled space (e.g., generators, air handlers, electrical feeds which could be located outside Government-controlled space).

**SENSITIVE AREAS** - Sensitive areas include vaults, SCIFs, evidence rooms, war rooms, and sensitive documents areas. Sensitive areas are primarily housed within Government-controlled space.

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**FACILITY ENTRANCES, LOBBY, COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS****FACILITY ENTRANCES AND LOBBY****1. EMPLOYEE ACCESS CONTROL AT ENTRANCES (SHELL)**

The Lessor shall provide key or electronic access control for the entrance to this building. All Government employees, under this lease, shall be allowed access to the leased space (including after-hours access).

**COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS.****2. PUBLIC RESTROOM ACCESS (SHELL)**

The Government reserves the right to control access to public restrooms located within the Space.

**3. SECURING CRITICAL AREAS (SHELL)**

The Lessor shall secure areas designated as Critical Areas to restrict access:

(b) (7)(F)



strictly maintained. The Lessor shall develop and maintain accurate HVAC diagrams and HVAC system labeling within mechanical areas.

(b) (7)(F)



#### **4. VISITOR ACCESS CONTROL (SHELL)**

Entrances are open to the public during business hours. After hours, visitor entrances are secured, and have a means to verify the identity of persons requesting access prior to allowing entry into the Space.

### **INTERIOR (GOVERNMENT SPACE)**

#### **5. DESIGNATED ENTRANCES (SHELL)**

The Government shall have a designated main entrance.

#### **6. IDENTITY VERIFICATION (SHELL)**

The Government reserves the right to verify the identity of persons requesting access to the Space prior to allowing entry.

#### **7. FORMAL KEY CONTROL PROGRAM (SHELL)**

The Government reserves the right to implement a formal key control program. The Lessor shall have a means of allowing the electronic disabling of lost or stolen access media, if electronic media is used.

### **SITES AND EXTERIOR OF THE BUILDING**

#### **SIGNAGE**

#### **8. POSTING OF SIGNAGE IDENTIFYING THE SPACE AS GOVERNMENTAL (SHELL)**

The Lessor shall not post sign(s) or otherwise identify the facility and parking areas as a Government, or specific Government tenant, occupied facility, including during construction, without written Government approval.

#### **9. POSTING OF REGULATORY SIGNAGE (SHELL)**

The Government may post or request the Lessor to post regulatory, statutory, sensitive areas and site specific signage.





## **LANDSCAPING**

### **10. LANDSCAPING REQUIREMENTS (SHELL)**

Lessor shall maintain landscaping (trees, bushes, hedges, land contour, etc.) around the facility. Landscaping shall be neatly trimmed in order to minimize the opportunity for concealment of individuals and packages/containers. Landscaping shall not obstruct the views of security guards and CCTV cameras, or interfere with lighting or IDS equipment.

### **11. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (SHELL)**

The Lessor shall separate from public access, restricted areas as designated by the Government, through the application of Crime Prevention Through Environmental Design (CPTED) principles by using trees, hedges, berms, or a combination of these or similar features, and by fences, walls, gates and other barriers, where feasible and acceptable to the Government.

### **12. HAZMAT STORAGE**

If there is HAZMAT storage, Lessor shall locate it in a restricted area or storage container away from loading docks, entrances, and uncontrolled parking.

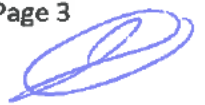
### **13. PLACEMENT OF RECEPTACLES, CONTAINERS, AND MAILBOXES**

Trash receptacles, containers, mailboxes, vending machines, or other fixtures and/or features that could conceal packages, brief cases, or other portable containers shall be located 10 feet away from building.

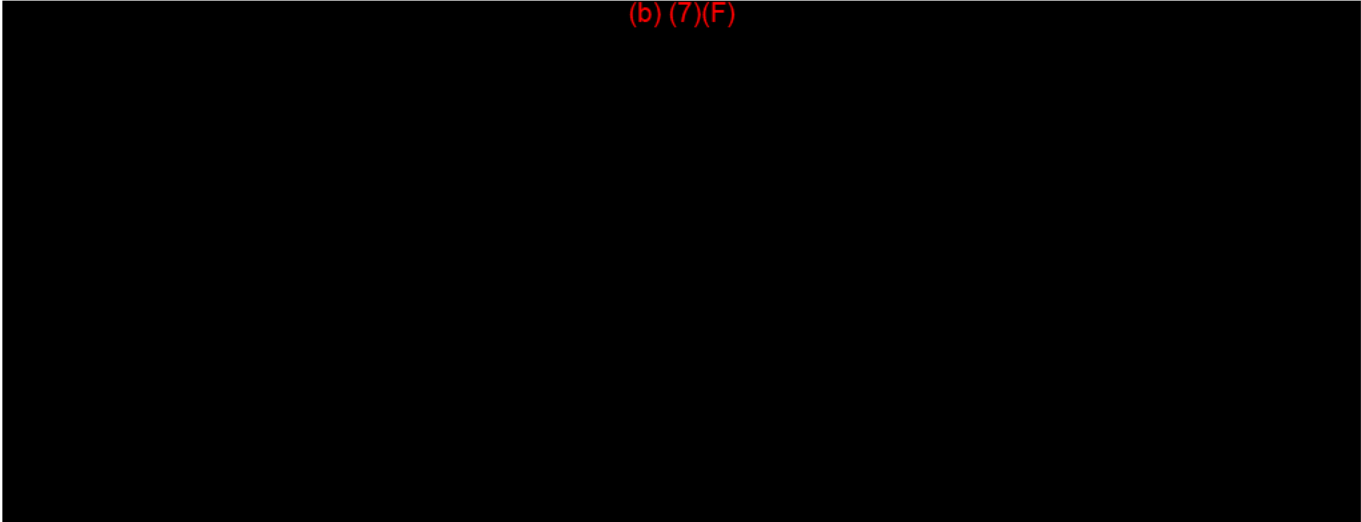
## **SECURITY SYSTEMS**

### **14. CLOSED CIRCUIT TELEVISION SYSTEM (CCTV) (BSAC)**

(b) (7)(F)



(b) (7)(F)



**15. INTRUSION DETECTION SYSTEM (IDS) (BSAC)**

(b) (7)(F)



(b) (7)(F)



**STRUCTURE**

**WINDOWS**

**17. SHATTER-RESISTANT WINDOW PROTECTION (BSAC)**

(b) (7)(F)



(b) (7)(F)



## **OPERATIONS AND ADMINISTRATION**

### **18. LESSOR TO WORK WITH FACILITY SECURITY COMMITTEE (FSC) (SHELL)**

The Lessor shall cooperate and work with the buildings Facility Security Committee (FSC) throughout the term of the lease.

### **19. ACCESS TO BUILDING INFORMATION (SHELL)**

Building Information—including mechanical, electrical, vertical transport, fire and life safety, security system plans and schematics, computer automation systems, and emergency operations procedures—shall be strictly controlled. Such information shall be released to authorized personnel only, approved by the Government, by the development of an access list and controlled copy numbering. The Contracting Officer may direct that the names and locations of Government tenants not be disclosed in any publicly accessed document or record. If that is the case, the Government may request that such information not be posted in the building directory.

Lessor shall have emergency plans and associated documents readily available in the event of an emergency.



**GENERAL CLAUSES**  
(Acquisition of Leasehold Interests in Real Property)

CATEGORY	CLAUSE NO.	48 CFR REF.	CLAUSE TITLE
GENERAL	1		SUBLETTING AND ASSIGNMENT
	2	552.270-11	SUCCESSORS BOUND
	3	552.270-23	SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT
	4	552.270-24	STATEMENT OF LEASE
	5	552.270-25	SUBSTITUTION OF TENANT AGENCY
	6	552.270-26	NO WAIVER
	7		INTEGRATED AGREEMENT
	8	552.270-28	MUTUALITY OF OBLIGATION
PERFORMANCE	9		DELIVERY AND CONDITION
	10		DEFAULT BY LESSOR
	11	552.270-19	PROGRESSIVE OCCUPANCY
	12		MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT
	13		FIRE AND CASUALTY DAMAGE
	14		COMPLIANCE WITH APPLICABLE LAW
	15	552.270-12	ALTERATIONS
	16		ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY
PAYMENT	17	52.204-7	CENTRAL CONTRACTOR REGISTRATION
	18	552.270-31	PROMPT PAYMENT
	19	552.232-23	ASSIGNMENT OF CLAIMS
	20	552.270-20	PAYMENT
	21	52.232-33	PAYMENT BY ELECTRONIC FUNDS TRANSFER—CENTRAL CONTRACTOR REGISTRATION
STANDARDS OF CONDUCT	22	52.203-13	CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT
	23	552.270-32	COVENANT AGAINST CONTINGENT FEES
	24	52-203-7	ANTI-KICKBACK PROCEDURES
	25	52-223-6	DRUG-FREE WORKPLACE
	26	52.203-14	DISPLAY OF HOTLINE POSTER(S)
ADJUSTMENTS	27	552.270-30	PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY
	28	52-215-10	PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA
	29	552.270-13	PROPOSALS FOR ADJUSTMENT
	30		CHANGES
AUDITS	31	552.215-70	EXAMINATION OF RECORDS BY GSA
	32	52.215-2	AUDIT AND RECORDS—NEGOTIATION
DISPUTES	33	52.233-1	DISPUTES

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

## EXHIBIT D to Lease GS-10P-LOR07470

## EXHIBIT F to RLP 2OR0206

LABOR STANDARDS	34	52.222-26	EQUAL OPPORTUNITY
	35	52.222-21	PROHIBITION OF SEGREGATED FACILITIES
	36	52.219-28	POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION
	37	52.222-35	EQUAL OPPORTUNITY FOR VETERANS
	38	52.222-36	AFFIRMATIVE ACTION FOR WORKERS WITH DISABILITIES
	39	52.222-37	EMPLOYMENT REPORTS VETERANS
SUBCONTRACTING	40	52.209-6	PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT
	41	52.215-12	SUBCONTRACTOR CERTIFIED COST OR PRICING DATA
	42	52.219-8	UTILIZATION OF SMALL BUSINESS CONCERNS
	43	52.219-9	SMALL BUSINESS SUBCONTRACTING PLAN
	44	52.219-16	LIQUIDATED DAMAGES—SUBCONTRACTING PLAN
	45	52.204-10	REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS

The information collection requirements contained in this solicitation/contract that are not required by regulation have been approved by the Office of Management and Budget (OMB) pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

EXHIBIT D to Lease GS-10P-LOR07470  
EXHIBIT F to RLP 2OR0206  
GENERAL CLAUSES  
(Acquisition of Leasehold Interests in Real Property)

**1. SUBLETTING AND ASSIGNMENT (JAN 2011)**

The Government may sublet any part of the premises but shall not be relieved from any obligations under this lease by reason of any such subletting. The Government may at any time assign this lease, and be relieved from all obligations to Lessor under this lease excepting only unpaid rent and other liabilities, if any, that have accrued to the date of said assignment. Any subletting or assignment shall be subject to prior written consent of Lessor, which shall not be unreasonably withheld.

**2. 552.270-11 SUCCESSORS BOUND (SEP 1999)**

This lease shall bind, and inure to the benefit of, the parties and their respective heirs, executors, administrators, successors, and assigns.

**3. 552.270-23 SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT (SEP 1999)**

(a) Lessor warrants that it holds such title to or other interest in the premises and other property as is necessary to the Government's access to the premises and full use and enjoyment thereof in accordance with the provisions of this lease. Government agrees, in consideration of the warranties and conditions set forth in this clause, that this lease is subject and subordinate to any and all recorded mortgages, deeds of trust and other liens now or hereafter existing or imposed upon the premises, and to any renewal, modification or extension thereof. It is the intention of the parties that this provision shall be self-operative and that no further instrument shall be required to effect the present or subsequent subordination of this lease. Government agrees, however, within twenty (20) business days next following the Contracting Officer's receipt of a written demand, to execute such instruments as Lessor may reasonably request to evidence further the subordination of this lease to any existing or future mortgage, deed of trust or other security interest pertaining to the premises, and to any water, sewer or access easement necessary or desirable to serve the premises or adjoining property owned in whole or in part by Lessor if such easement does not interfere with the full enjoyment of any right granted the Government under this lease.

(b) No such subordination, to either existing or future mortgages, deeds of trust or other lien or security instrument shall operate to affect adversely any right of the Government under this lease so long as the Government is not in default under this lease. Lessor will include in any future mortgage, deed of trust or other security instrument to which this lease becomes subordinate, or in a separate non-disturbance agreement, a provision to the foregoing effect. Lessor warrants that the holders of all notes or other obligations secured by existing mortgages, deeds of trust or other security instruments have consented to the provisions of this clause, and agrees to provide true copies of all such consents to the Contracting Officer promptly upon demand.

(c) In the event of any sale of the premises or any portion thereof by foreclosure of the lien of any such mortgage, deed of trust or other security instrument, or the giving of a deed in lieu of foreclosure, the Government will be deemed to have attomed to any purchaser, purchasers, transferee or transferees of the premises or any portion thereof and its or their successors and assigns, and any such purchasers and transferees will be deemed to have assumed all obligations of the Lessor under this lease, so as to establish direct privity of estate and contract between Government and such purchasers or transferees, with the same force, effect and relative priority in time and right as if the lease had initially been entered into between such purchasers or transferees and the Government; provided, further, that the Contracting Officer and such purchasers or transferees shall, with reasonable promptness following any such sale or deed delivery in lieu of foreclosure, execute all such revisions to this lease, or other writings, as shall be necessary to document the foregoing relationship.

(d) None of the foregoing provisions may be deemed or construed to imply a waiver of the Government's rights as a sovereign.

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

EXHIBIT D to Lease GS-10P-LOR07470  
EXHIBIT F to RLP 2OR0206

**4. 552.270-24 STATEMENT OF LEASE (SEP 1999)**

(a) The Contracting Officer will, within thirty (30) days next following the Contracting Officer's receipt of a joint written request from Lessor and a prospective lender or purchaser of the building, execute and deliver to Lessor a letter stating that the same is issued subject to the conditions stated in this clause and, if such is the case, that (1) the lease is in full force and effect; (2) the date to which the rent and other charges have been paid in advance, if any; and (3) whether any notice of default has been issued.

(b) Letters issued pursuant to this clause are subject to the following conditions:

(1) That they are based solely upon a reasonably diligent review of the Contracting Officer's lease file as of the date of issuance;

(2) That the Government shall not be held liable because of any defect in or condition of the premises or building;

(3) That the Contracting Officer does not warrant or represent that the premises or building comply with applicable Federal, State and local law; and

(4) That the Lessor, and each prospective lender and purchaser are deemed to have constructive notice of such facts as would be ascertainable by reasonable pre-purchase and pre-commitment inspection of the Premises and Building and by inquiry to appropriate Federal, State and local Government officials.

**5. 552.270-25 SUBSTITUTION OF TENANT AGENCY (SEP 1999)**

The Government may, at any time and from time to time, substitute any Government agency or agencies for the Government agency or agencies, if any, named in the lease.

**6. 552.270-26 NO WAIVER (SEP 1999)**

No failure by either party to insist upon the strict performance of any provision of this lease or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial rent or other performance by either party during the continuance of any such breach shall constitute a waiver of any such breach of such provision.

**7. INTEGRATED AGREEMENT (JUN 2012)**

This Lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, express or implied, shall be admissible to contradict the provisions of the Lease. Except as expressly attached to and made a part of the Lease, neither the Request for Lease Proposals nor any pre-award communications by either party shall be incorporated in the Lease.

**8. 552.270-28 MUTUALITY OF OBLIGATION (SEP 1999)**

The obligations and covenants of the Lessor, and the Government's obligation to pay rent and other Government obligations and covenants, arising under or related to this Lease, are interdependent. The Government may, upon issuance of and delivery to Lessor of a final decision asserting a claim against Lessor, set off such claim, in whole or in part, as against any payment or payments then or thereafter due the Lessor under this lease. No setoff pursuant to this clause shall constitute a breach by the Government of this lease.

**9. DELIVERY AND CONDITION (JAN 2011)**

(a) Unless the Government elects to have the space occupied in increments, the space must be delivered ready for occupancy as a complete unit.

INITIALS:  &  
LESSOR GOVERNMENT



(b) The Government may elect to accept the Space notwithstanding the Lessor's failure to deliver the Space substantially complete; if the Government so elects, it may reduce the rent payments.

#### 10. DEFAULT BY LESSOR (APR 2012)

(a) The following conditions shall constitute default by the Lessor, and shall give rise to the following rights and remedies for the Government:

(1) Prior to Acceptance of the Premises. Failure by the Lessor to diligently perform all obligations required for Acceptance of the Space within the times specified, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may terminate the Lease on account of the Lessor's default.

(2) After Acceptance of the Premises. Failure by the Lessor to perform any service, to provide any item, or satisfy any requirement of this Lease, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may perform the service, provide the item, or obtain satisfaction of the requirement by its own employees or contractors. If the Government elects to take such action, the Government may deduct from rental payments its costs incurred in connection with taking the action. Alternatively, the Government may reduce the rent by an amount reasonably calculated to approximate the cost or value of the service not performed, item not provided, or requirement not satisfied, such reduction effective as of the date of the commencement of the default condition.

(3) Grounds for Termination. The Government may terminate the Lease if:

(i) The Lessor's default persists notwithstanding provision of notice and reasonable opportunity to cure by the Government, or

(ii) The Lessor fails to take such actions as are necessary to prevent the recurrence of default conditions,

and such conditions (i) or (ii) substantially impair the safe and healthful occupancy of the Premises, or render the Space unusable for its intended purposes.

(4) Excuse. Failure by the Lessor to timely deliver the Space or perform any service, provide any item, or satisfy any requirement of this Lease shall not be excused if its failure in performance arises from:

(i) Circumstances within the Lessor's control;

(ii) Circumstances about which the Lessor had actual or constructive knowledge prior to the Lease Award Date that could reasonably be expected to affect the Lessor's capability to perform, regardless of the Government's knowledge of such matters;

(iii) The condition of the Property;

(iv) The acts or omissions of the Lessor, its employees, agents or contractors; or

(v) The Lessor's inability to obtain sufficient financial resources to perform its obligations.

(5) The rights and remedies specified in this clause are in addition to any and all remedies to which the Government may be entitled as a matter of law.

INITIALS:



LESSOR

&


GOVERNMENT

## 11. 552.270-19 PROGRESSIVE OCCUPANCY (SEP 1999)

## 12. MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT (JAN 2011)

### 13. FIRE AND CASUALTY DAMAGE (MAR 2013)

#### 14. COMPLIANCE WITH APPLICABLE LAW (JAN 2011)

INITIALS: 

GSA FORM 3517B PAGE 6 (REV 03/13)

it as a tenant under this lease, provided that nothing in this Lease shall be construed as a waiver of the sovereign immunity of the Government. This Lease shall be governed by Federal law.

# **15. 552.270-12 ALTERATIONS (SEP 1999)**

The Government shall have the right during the existence of this lease to make alterations, attach fixtures, and erect structures or signs in or upon the premises hereby leased, which fixtures, additions or structures so placed in, on, upon, or attached to the said premises shall be and remain the property of the Government and may be removed or otherwise disposed of by the Government. If the lease contemplates that the Government is the sole occupant of the building, for purposes of this clause, the leased premises include the land on which the building is sited and the building itself. Otherwise, the Government shall have the right to tie into or make any physical connection with any structure located on the property as is reasonably necessary for appropriate utilization of the leased space.

# **16. ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (JAN 2011)**

(a) Ten (10) working days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall accept the Space only if the construction of building shell and TIs conforming to this Lease and the approved DIDs is substantially complete, and a Certificate of Occupancy has been issued as set forth below.

(b) The Space shall be considered substantially complete only if the Space may be used for its intended purpose and completion of remaining work will not unreasonably interfere with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punchlist generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.

(c) The Lessor shall provide a valid Certificate of Occupancy, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue Certificates of Occupancy or if the Certificate of Occupancy is not available, the Lessor may obtain satisfaction of this condition by obtaining the services of a licensed fire protection engineer to verify that the offered space meets all applicable local codes and ordinances to ensure an acceptable level of safety is provided. Under such circumstances, the Government shall only accept the Space without a Certificate of Occupancy if a licensed fire protection engineer determines that the offered space is compliant with all applicable local codes and ordinances.

# **17. 52.204-7 CENTRAL CONTRACTOR REGISTRATION (DEC 2012)**

(a) Definitions. As used in this provision—

"Central Contractor Registration (CCR) database" means the primary Government repository for Contractor information required for the conduct of business with the Government.

"Data Universal Numbering System (DUNS) number" means the 9-digit number assigned by Dun and Bradstreet, Inc. (D&B) to identify unique business entities.

"Data Universal Numbering System +4 (DUNS+4) number" means the DUNS number assigned by D&B plus a 4-character suffix that may be assigned by a business concern. (D&B has no affiliation with this 4-character suffix.) This 4-character suffix may be assigned at the discretion of the business concern to establish additional CCR records for identifying alternative Electronic Funds Transfer (EFT) accounts (see the FAR at Subpart 32.11) for the same concern.

"Registered in the CCR database" means that—

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

(1) The offeror has entered all mandatory information, including the DUNS number or the DUNS+4 number, as well as data required by the Federal Funding Accountability and Transparency Act of 2006 (see Subpart 4.14) into the CCR database; and

(2) The Government has validated all mandatory data fields, to include validation of the Taxpayer Identification Number (TIN) with the Internal Revenue Service (IRS), and has marked the record "Active". The offeror will be required to provide consent for TIN validation to the Government as a part of the CCR registration process.

(b)(1) By submission of an offer, the offeror acknowledges the requirement that a prospective awardee shall be registered in the CCR database prior to award, during performance, and through final payment of any contract, basic agreement, basic ordering agreement, or blanket purchasing agreement resulting from this solicitation.

(2) The offeror shall enter, in the block with its name and address on the cover page of its offer, the annotation "DUNS" or "DUNS +4" followed by the DUNS or DUNS +4 number that identifies the offeror's name and address exactly as stated in the offer. The DUNS number will be used by the Contracting Officer to verify that the offeror is registered in the CCR database.

(c) If the offeror does not have a DUNS number, it should contact Dun and Bradstreet directly to obtain one.

(1) An offeror may obtain a DUNS number—

(i) Via the Internet at <http://fedgov.dnb.com/webform> or if the offeror does not have internet access, it may call Dun and Bradstreet at 1-866-705-5711 if located within the United States; or

(ii) If located outside the United States, by contacting the local Dun and Bradstreet office. The offeror should indicate that it is an offeror for a U.S. Government contract when contacting the local Dun and Bradstreet office.

(2) The offeror should be prepared to provide the following information:

- (i) Company legal business.
- (ii) Tradestyle, doing business, or other name by which your entity is commonly recognized.
- (iii) Company Physical Street Address, City, State, and ZIP Code.
- (iv) Company Mailing Address, City, State and ZIP Code (if separate from physical).
- (v) Company Telephone Number.
- (vi) Date the company was started.
- (vii) Number of employees at your location.
- (viii) Chief executive officer/key manager.
- (ix) Line of business (industry).
- (x) Company Headquarters name and address (reporting relationship within your entity).

(d) If the Offeror does not become registered in the CCR database in the time prescribed by the Contracting Officer, the Contracting Officer will proceed to award to the next otherwise successful registered Offeror.



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LESSOR GOVERNMENT



(e) Processing time, which normally takes 48 hours, should be taken into consideration when registering. Offerors who are not registered should consider applying for registration immediately upon receipt of this solicitation.

(f) Offerors may obtain information on registration at <https://www.acquisition.gov>.

# **18. 552.270-31 PROMPT PAYMENT (JUN 2011)**

The Government will make payments under the terms and conditions specified in this clause. Payment shall be considered as being made on the day a check is dated or an electronic funds transfer is made. All days referred to in this clause are calendar days, unless otherwise specified.

## **(a) Payment due date—**

(1) *Rental payments.* Rent shall be paid monthly in arrears and will be due on the first workday of each month, and only as provided for by the lease.

(i) When the date for commencement of rent falls on the 15th day of the month or earlier, the initial monthly rental payment under this contract shall become due on the first workday of the month following the month in which the commencement of the rent is effective.

(ii) When the date for commencement of rent falls after the 15th day of the month, the initial monthly rental payment under this contract shall become due on the first workday of the second month following the month in which the commencement of the rent is effective.

(2) *Other payments.* The due date for making payments other than rent shall be the later of the following two events:

(i) The 30th day after the designated billing office has received a proper invoice from the Contractor.

(ii) The 30th day after Government acceptance of the work or service. However, if the designated billing office fails to annotate the invoice with the actual date of receipt, the invoice payment due date shall be deemed to be the 30th day after the Contractor's invoice is dated, provided a proper invoice is received and there is no disagreement over quantity, quality, or Contractor compliance with contract requirements.

## **(b) Invoice and inspection requirements for payments other than rent.**

(1) The Contractor shall prepare and submit an invoice to the designated billing office after completion of the work. A proper invoice shall include the following items:

(i) Name and address of the Contractor.

(ii) Invoice date.

(iii) Lease number.

(iv) Government's order number or other authorization.

(v) Description, price, and quantity of work or services delivered.

(vi) Name and address of Contractor official to whom payment is to be sent (must be the same as that in the remittance address in the lease or the order).

(vii) Name (where practicable), title, phone number, and mailing address of person to be notified in the event of a defective invoice.

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

(2) The Government will inspect and determine the acceptability of the work performed or services delivered within seven days after the receipt of a proper invoice or notification of completion of the work or services unless a different period is specified at the time the order is placed. If actual acceptance occurs later, for the purpose of determining the payment due date and calculation of interest, acceptance will be deemed to occur on the last day of the seven day inspection period. If the work or service is rejected for failure to conform to the technical requirements of the contract, the seven days will be counted beginning with receipt of a new invoice or notification. In either case, the Contractor is not entitled to any payment or interest unless actual acceptance by the Government occurs.

(c) *Interest Penalty.*

(1) An interest penalty shall be paid automatically by the Government, without request from the Contractor, if payment is not made by the due date.

(2) The interest penalty shall be at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978 (41 U.S.C. 611) that is in effect on the day after the due date. This rate is referred to as the "Renegotiation Board Interest Rate," and it is published in the **Federal Register** semiannually on or about January 1 and July 1. The interest penalty shall accrue daily on the payment amount approved by the Government and be compounded in 30-day increments inclusive from the first day after the due date through the payment date.

(3) Interest penalties will not continue to accrue after the filing of a claim for such penalties under the clause at 52.233-1, Disputes, or for more than one year. Interest penalties of less than \$1.00 need not be paid.

(4) Interest penalties are not required on payment delays due to disagreement between the Government and Contractor over the payment amount or other issues involving contract compliance or on amounts temporarily withheld or retained in accordance with the terms of the contract. Claims involving disputes, and any interest that may be payable, will be resolved in accordance with the clause at 52.233-1, Disputes.

(d) *Overpayments.* If the Lessor becomes aware of a duplicate payment or that the Government has otherwise overpaid on a payment, the Contractor shall—

(1) Return the overpayment amount to the payment office cited in the contract along with a description of the overpayment including the—

(i) Circumstances of the overpayment (e.g., duplicate payment, erroneous payment, liquidation errors, date(s) of overpayment);

(ii) Affected lease number; (iii) Affected lease line item or sub-line item, if applicable; and

(iii) Lessor point of contact.

(2) Provide a copy of the remittance and supporting documentation to the Contracting Officer.

**19. 552.232-23 ASSIGNMENT OF CLAIMS (SEP 1999)**  
(Applicable to leases over \$3,000.)

In order to prevent confusion and delay in making payment, the Contractor shall not assign any claim(s) for amounts due or to become due under this contract. However, the Contractor is permitted to assign separately to a bank, trust company, or other financial institution, including any Federal lending agency, under the provisions of the Assignment of Claims Act, as amended, 31 U.S.C. 3727, 41 U.S.C. 15 (hereinafter referred to as "the Act"), all amounts due or to become due under any order amounting to \$1,000 or more issued by any Government agency under this contract. Any such assignment takes effect only if and when the assignee files written notice of the assignment together with a true copy of the instrument of assignment with the contracting officer issuing the order and the finance office designated in the order to make payment. Unless otherwise stated in the order, payments

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

to an assignee of any amounts due or to become due under any order assigned may, to the extent specified in the Act, be subject to reduction or set-off.

**20. 552.270-20 PAYMENT (MAY 2011)**

(a) When space is offered and accepted, the amount of American National Standards Institute/Building Owners and Managers Association Office Area (ABOA) square footage delivered will be confirmed by:

(1) The Government's measurement of plans submitted by the successful Offeror as approved by the Government, and an inspection of the space to verify that the delivered space is in conformance with such plans or

(2) A mutual on-site measurement of the space, if the Contracting Officer determines that it is necessary.

(b) Payment will not be made for space which is in excess of the amount of ABOA square footage stated in the lease.

(c) If it is determined that the amount of ABOA square footage actually delivered is less than the amount agreed to in the lease, the lease will be modified to reflect the amount of ABOA space delivered and the annual rental will be adjusted as follows:

ABOA square feet not delivered multiplied by one plus the common area factor (CAF), multiplied by the rate per rentable square foot (RSF). That is:  $(1+CAF) \times \text{Rate per RSF} = \text{Reduction in Annual Rent}$

**21. 52.232-33 PAYMENT BY ELECTRONIC FUNDS TRANSFER—CENTRAL CONTRACTOR REGISTRATION (OCT 2003)**

(a) Method of payment.

(1) All payments by the Government under this contract shall be made by electronic funds transfer (EFT), except as provided in paragraph (a)(2) of this clause. As used in this clause, the term "EFT" refers to the funds transfer and may also include the payment information transfer.

(2) In the event the Government is unable to release one or more payments by EFT, the Contractor agrees to either—

(i) Accept payment by check or some other mutually agreeable method of payment; or

(ii) Request the Government to extend the payment due date until such time as the Government can make payment by EFT (but see paragraph (d) of this clause).

(b) *Contractor's EFT information.* The Government shall make payment to the Contractor using the EFT information contained in the Central Contractor Registration (CCR) database. In the event that the EFT information changes, the Contractor shall be responsible for providing the updated information to the CCR database.

(c) *Mechanisms for EFT payment.* The Government may make payment by EFT through either the Automated Clearing House (ACH) network, subject to the rules of the National Automated Clearing House Association, or the Fedwire Transfer System. The rules governing Federal payments through the ACH are contained in 31 CFR Part 210.

(d) *Suspension of payment.* If the Contractor's EFT information in the CCR database is incorrect, then the Government need not make payment to the Contractor under this contract until correct EFT information is entered into the CCR database; and any invoice or contract financing request shall be deemed not to be a proper invoice

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

for the purpose of prompt payment under this contract. The prompt payment terms of the contract regarding notice of an improper invoice and delays in accrual of interest penalties apply.

(e) Liability for uncompleted or erroneous transfers.

(1) If an uncompleted or erroneous transfer occurs because the Government used the Contractor's EFT information incorrectly, the Government remains responsible for—

- (i) Making a correct payment;
- (ii) Paying any prompt payment penalty due; and
- (iii) Recovering any erroneously directed funds.

(2) If an uncompleted or erroneous transfer occurs because the Contractor's EFT information was incorrect, or was revised within 30 days of Government release of the EFT payment transaction instruction to the Federal Reserve System, and—

(i) If the funds are no longer under the control of the payment office, the Government is deemed to have made payment and the Contractor is responsible for recovery of any erroneously directed funds; or

(ii) If the funds remain under the control of the payment office, the Government shall not make payment, and the provisions of paragraph (d) of this clause shall apply.

(f) *EFT and prompt payment.* A payment shall be deemed to have been made in a timely manner in accordance with the prompt payment terms of this contract if, in the EFT payment transaction instruction released to the Federal Reserve System, the date specified for settlement of the payment is on or before the prompt payment due date, provided the specified payment date is a valid date under the rules of the Federal Reserve System.

(g) *EFT and assignment of claims.* If the Contractor assigns the proceeds of this contract as provided for in the assignment of claims terms of this contract, the Contractor shall require as a condition of any such assignment, that the assignee shall register separately in the CCR database and shall be paid by EFT in accordance with the terms of this clause. Notwithstanding any other requirement of this contract, payment to an ultimate recipient other than the Contractor, or a financial institution properly recognized under an assignment of claims pursuant to Subpart 32.8, is not permitted. In all respects, the requirements of this clause shall apply to the assignee as if it were the Contractor. EFT information that shows the ultimate recipient of the transfer to be other than the Contractor, in the absence of a proper assignment of claims acceptable to the Government, is incorrect EFT information within the meaning of paragraph (d) of this clause.

(h) *Liability for change of EFT information by financial agent.* The Government is not liable for errors resulting from changes to EFT information made by the Contractor's financial agent.

(i) *Payment information.* The payment or disbursing office shall forward to the Contractor available payment information that is suitable for transmission as of the date of release of the EFT instruction to the Federal Reserve System. The Government may request the Contractor to designate a desired format and method(s) for delivery of payment information from a list of formats and methods the payment office is capable of executing. However, the Government does not guarantee that any particular format or method of delivery is available at any particular payment office and retains the latitude to use the format and delivery method most convenient to the Government. If the Government makes payment by check in accordance with paragraph (a) of this clause, the Government shall mail the payment information to the remittance address contained in the CCR database.

**22. 52.203-13 CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT (APR 2010)**

(Applicable to leases over \$5 million and performance period is 120 days or more.)

(a) *Definitions.* As used in this clause—

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LESSOR GOVERNMENT



EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

"Agent" means any individual, including a director, an officer, an employee, or an independent Contractor, authorized to act on behalf of the organization.

"Full cooperation"—

(1) Means disclosure to the Government of the information sufficient for law enforcement to identify the nature and extent of the offense and the individuals responsible for the conduct. It includes providing timely and complete response to Government auditors' and investigators' request for documents and access to employees with information;

(2) Does not foreclose any Contractor rights arising in law, the FAR, or the terms of the contract. It does not require—

(i) A Contractor to waive its attorney-client privilege or the protections afforded by the attorney work product doctrine; or

(ii) Any officer, director, owner, or employee of the Contractor, including a sole proprietor, to waive his or her attorney client privilege or Fifth Amendment rights; and

(3) Does not restrict a Contractor from—

(i) Conducting an internal investigation; or

(ii) Defending a proceeding or dispute arising under the contract or related to a potential or disclosed violation.

"Principal" means an officer, director, owner, partner, or a person having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a division or business segment; and similar positions).

"Subcontract" means any contract entered into by a subcontractor to furnish supplies or services for performance of a prime contract or a subcontract.

"Subcontractor" means any supplier, distributor, vendor, or firm that furnished supplies or services to or for a prime contractor or another subcontractor.

"United States," means the 50 States, the District of Columbia, and outlying areas.

(b) *Code of business ethics and conduct.*

(1) Within 30 days after contract award, unless the Contracting Officer establishes a longer time period, the Contractor shall—

(i) Have a written code of business ethics and conduct; and

(ii) Make a copy of the code available to each employee engaged in performance of the contract.

(2) The Contractor shall—

(i) Exercise due diligence to prevent and detect criminal conduct; and

(ii) Otherwise promote an organizational culture that encourages ethical conduct and a commitment to compliance with the law.

(3) (i) The Contractor shall timely disclose, in writing, to the agency Office of the Inspector General (OIG), with a copy to the Contracting Officer, whenever, in connection with the award, performance, or

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closeout of this contract or any subcontract thereunder, the Contractor has credible evidence that a principal, employee, agent, or subcontractor of the Contractor has committed—

(A) A violation of Federal criminal law involving fraud, conflict of interest, bribery, or gratuity violations found in Title 18 of the United States Code; or

(B) A violation of the civil False Claims Act (31 U.S.C. 3729-3733).

(ii) The Government, to the extent permitted by law and regulation, will safeguard and treat information obtained pursuant to the Contractor's disclosure as confidential where the information has been marked "confidential" or "proprietary" by the company. To the extent permitted by law and regulation, such information will not be released by the Government to the public pursuant to a Freedom of Information Act request, 5 U.S.C. Section 552, without prior notification to the Contractor. The Government may transfer documents provided by the Contractor to any department or agency within the Executive Branch if the information relates to matters within the organization's jurisdiction.

(iii) If the violation relates to an order against a Governmentwide acquisition contract, a multi-agency contract, a multiple-award schedule contract such as the Federal Supply Schedule, or any other procurement instrument intended for use by multiple agencies, the Contractor shall notify the OIG of the ordering agency and the IG of the agency responsible for the basic contract.

(c) Business ethics awareness and compliance program and internal control system. This paragraph (c) does not apply if the Contractor has represented itself as a small business concern pursuant to the award of this contract or if this contract is for the acquisition of a commercial item as defined at FAR 2.101. The Contractor shall establish the following within 90 days after contract award, unless the Contracting Officer establishes a longer time period:

(1) An ongoing business ethics awareness and compliance program.

(i) This program shall include reasonable steps to communicate periodically and in a practical manner the Contractor's standards and procedures and other aspects of the Contractor's business ethics awareness and compliance program and internal control system, by conducting effective training programs and otherwise disseminating information appropriate to an individual's respective roles and responsibilities.

(ii) The training conducted under this program shall be provided to the Contractor's principals and employees, and as appropriate, the Contractor's agents and subcontractors.

(2) An internal control system.

(i) The Contractor's internal control system shall—

(A) Establish standards and procedures to facilitate timely discovery of improper conduct in connection with Government contracts; and

(B) Ensure corrective measures are promptly instituted and carried out.

(ii) At a minimum, the Contractor's internal control system shall provide for the following:

(A) Assignment of responsibility at a sufficiently high level and adequate resources to ensure effectiveness of the business ethics awareness and compliance program and internal control system.

(B) Reasonable efforts not to include an individual as a principal, whom due diligence would have exposed as having engaged in conduct that is in conflict with the Contractor's code of business ethics and conduct.

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GOVERNMENT

EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

(C) Periodic reviews of company business practices, procedures, policies, and internal controls for compliance with the Contractor's code of business ethics and conduct and the special requirements of Government contracting, including—

- Monitoring and auditing to detect criminal conduct;
- Periodic evaluation of the effectiveness of the business ethics awareness and compliance program and internal control system, especially if criminal conduct has been detected; and
- Periodic assessment of the risk of criminal conduct, with appropriate steps to design, implement, or modify the business ethics awareness and compliance program and the internal control system as necessary to reduce the risk of criminal conduct identified through this process.

(D) An internal reporting mechanism, such as a hotline, which allows for anonymity or confidentiality, by which employees may report suspected instances of improper conduct, and instructions that encourage employees to make such reports.

(E) Disciplinary action for improper conduct or for failing to take reasonable steps to prevent or detect improper conduct.

(F) Timely disclosure, in writing, to the agency OIG, with a copy to the Contracting Officer, whenever, in connection with the award, performance, or closeout of any Government contract performed by the Contractor or a subcontract thereunder, the Contractor has credible evidence that a principal, employee, agent, or subcontractor of the Contractor has committed a violation of Federal criminal law involving fraud, conflict of interest, bribery, or gratuity violations found in Title 18 U.S.C. or a violation of the civil False Claims Act (31 U.S.C. 3729-3733).

- If a violation relates to more than one Government contract, the Contractor may make the disclosure to the agency OIG and Contracting Officer responsible for the largest dollar value contract impacted by the violation.

- If the violation relates to an order against a Governmentwide acquisition contract, a multi-agency contract, a multiple-award schedule contract such as the Federal Supply Schedule, or any other procurement instrument intended for use by multiple agencies, the contractor shall notify the OIG of the ordering agency and the IG of the agency responsible for the basic contract, and the respective agencies' contracting officers.

- The disclosure requirement for an individual contract continues until at least 3 years after final payment on the contract.

- The Government will safeguard such disclosures in accordance with paragraph (b)(3)(ii) of this clause.

(G) Full cooperation with any Government agencies responsible for audits, investigations, or corrective actions.

(d) *Subcontracts.*

(1) The Contractor shall include the substance of this clause, including this paragraph (d), in subcontracts that have a value in excess of \$5,000,000 and a performance period of more than 120 days.

(2) In altering this clause to identify the appropriate parties, all disclosures of violation of the civil False Claims Act or of Federal criminal law shall be directed to the agency Office of the Inspector General, with a copy to the Contracting Officer.

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**23. 552.270-32 COVENANT AGAINST CONTINGENT FEES (JUN 2011)**

(Applicable to leases over \$150,000 average net annual rental including option periods.)

(a) The Contractor warrants that no person or agency has been employed or retained to solicit or obtain this contract upon an agreement or understanding for a contingent fee, except a bona fide employee or agency. For breach or violation of this warranty, the Government shall have the right to annul this contract without liability or, in its discretion, to deduct from the contract price or consideration, or otherwise recover the full amount of the contingent fee.

(b) *Bona fide agency*, as used in this clause, means an established commercial or selling agency (including licensed real estate agents or brokers), maintained by a Contractor for the purpose of securing business, that neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds itself out as being able to obtain any Government contract or contracts through improper influence.

(1) *Bona fide employee*, as used in this clause, means a person, employed by a Contractor and subject to the Contractor's supervision and control as to time, place, and manner of performance, who neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds out as being able to obtain any Government contract or contracts through improper influence.

(2) *Contingent fee*, as used in this clause, means any commission, percentage, brokerage, or other fee that is contingent upon the success that a person or concern has in securing a Government contract.

(3) *Improper influence*, as used in this clause, means any influence that induces or tends to induce a Government employee or officer to give consideration or to act regarding a Government contract on any basis other than the merits of the matter.

**24. 52.203-7 ANTI-KICKBACK PROCEDURES (OCT 2010)**

(Applicable to leases over \$150,000 average net annual rental including option periods.)

(a) *Definitions.*

"Kickback," as used in this clause, means any money, fee, commission, credit, gift, gratuity, thing of value, or compensation of any kind which is provided, directly or indirectly, to any prime Contractor, prime Contractor employee, subcontractor, or subcontractor employee for the purpose of improperly obtaining or rewarding favorable treatment in connection with a prime contract in connection with a subcontract relating to a prime contract.

"Person," as used in this clause, means a corporation, partnership, business association of any kind, trust, joint-stock company, or individual.

"Prime contract," as used in this clause, means a contract or contractual action entered into by the United States for the purpose of obtaining supplies, materials, equipment, or services of any kind.


"Prime Contractor" as used in this clause, means a person who has entered into a prime contract with the United States.

"Prime Contractor employee," as used in this clause, means any officer, partner, employee, or agent of a prime Contractor.

"Subcontract," as used in this clause, means a contract or contractual action entered into by a prime Contractor or subcontractor for the purpose of obtaining supplies, materials, equipment, or services of any kind under a prime contract.

"Subcontractor," as used in this clause, (1) means any person, other than the prime Contractor, who offers to furnish or furnishes any supplies, materials, equipment, or services of any kind under a prime contract or a subcontract entered into in connection with such prime contract, and (2) includes any person who offers to furnish or furnishes general supplies to the prime Contractor or a higher tier subcontractor.

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"Subcontractor employee," as used in this clause, means any officer, partner, employee, or agent of a subcontractor.

(b) The Anti-Kickback Act of 1986 (41 U.S.C. 51-58) (the Act), prohibits any person from—

- (1) Providing or attempting to provide or offering to provide any kickback;
- (2) Soliciting, accepting, or attempting to accept any kickback; or
- (3) Including, directly or indirectly, the amount of any kickback in the contract price charged by a prime Contractor to the United States or in the contract price charged by a subcontractor to a prime Contractor or higher tier subcontractor.

(c) (1) The Contractor shall have in place and follow reasonable procedures designed to prevent and detect possible violations described in paragraph (b) of this clause in its own operations and direct business relationships.

(2) When the Contractor has reasonable grounds to believe that a violation described in paragraph (b) of this clause may have occurred, the Contractor shall promptly report in writing the possible violation. Such reports shall be made to the inspector general of the contracting agency, the head of the contracting agency if the agency does not have an inspector general, or the Department of Justice.

(3) The Contractor shall cooperate fully with any Federal agency investigating a possible violation described in paragraph (b) of this clause.

(4) The Contracting Officer may (i) offset the amount of the kickback against any monies owed by the United States under the prime contract and/or (ii) direct that the Prime Contractor withhold from sums owed a subcontractor under the prime contract the amount of the kickback. The Contracting Officer may order that monies withheld under subdivision (c)(5)(ii) of this clause be paid over to the Government unless the Government has already offset those monies under subdivision (c)(5)(i) of this clause. In either case, the Prime Contractor shall notify the Contracting Officer when the monies are withheld.

(5) The Contractor agrees to incorporate the substance of this clause, including paragraph (c)(5) but excepting paragraph (c)(1), in all subcontracts under this contract which exceed \$150,000.

## 25. 52.223-6 DRUG-FREE WORKPLACE (MAY 2001)

(Applicable to leases over \$150,000 average net annual rental including option periods, as well as to leases of any value awarded to an individual.)

(a) *Definitions.* As used in this clause—

"Controlled substance" means a controlled substance in schedules I through V of section 202 of the Controlled Substances Act (21 U.S.C. 812) and as further defined in regulation at 21 CFR 1308.11 - 1308.15.

"Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes.

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, possession, or use of any controlled substance.

"Drug-free workplace" means the site(s) for the performance of work done by the Contractor in connection with a specific contract where employees of the Contractor are prohibited from engaging in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance.

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EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

"Employee" means an employee of a Contractor directly engaged in the performance of work under a Government contract. "Directly engaged" is defined to include all direct cost employees and any other Contractor employee who has other than a minimal impact or involvement in contract performance.

"Individual" means an Offeror/Contractor that has no more than one employee including the Offeror/Contractor.

(b) The Contractor, if other than an individual, shall—within 30 days after award (unless a longer period is agreed to in writing for contracts of 30 days or more performance duration), or as soon as possible for contracts of less than 30 days performance duration—

(1) Publish a statement notifying its employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition;

(2) Establish an ongoing drug-free awareness program to inform such employees about—

(i) The dangers of drug abuse in the workplace;

(ii) The Contractor's policy of maintaining a drug-free workplace;

(iii) Any available drug counseling, rehabilitation, and employee assistance programs; and

(iv) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(3) Provide all employees engaged in performance of the contract with a copy of the statement required by paragraph (b)(1) of this clause;

(4) Notify such employees in writing in the statement required by paragraph (b)(1) of this clause that, as a condition of continued employment on this contract, the employee will—

(i) Abide by the terms of the statement; and

(ii) Notify the employer in writing of the employee's conviction under a criminal drug statute for a violation occurring in the workplace no later than 5 days after such conviction;


(5) Notify the Contracting Officer in writing within 10 days after receiving notice under subdivision (b)(4)(ii) of this clause, from an employee or otherwise receiving actual notice of such conviction. The notice shall include the position title of the employee;

(6) Within 30 days after receiving notice under subdivision (b)(4)(ii) of this clause of a conviction, take one of the following actions with respect to any employee who is convicted of a drug abuse violation occurring in the workplace:

(i) Taking appropriate personnel action against such employee, up to and including termination; or

(ii) Require such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency; and

(7) Make a good faith effort to maintain a drug-free workplace through implementation of paragraphs (b)(1) through (b)(6) of this clause.

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LESSOR GOVERNMENT

## EXHIBIT F to RLP 2OR0206

(c) The Contractor, if an individual, agrees by award of the contract or acceptance of a purchase order, not to engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance while performing this contract.

(d) In addition to other remedies available to the Government, the Contractor's failure to comply with the requirements of paragraph (b) or (c) of this clause may, pursuant to FAR 23.506, render the Contractor subject to suspension of contract payments, termination of the contract or default, and suspension or debarment.

**26. 52.203-14 DISPLAY OF HOTLINE POSTER(S) (DEC 2007)**

(Applicable to leases over \$5 Million and performance period is 120 days or more.)

(a) *Definition.*

"United States," as used in this clause, means the 50 States, the District of Columbia, and outlying areas.

(b) *Display of fraud hotline poster(s).* Except as provided in paragraph (c)—

(1) During contract performance in the United States, the Contractor shall prominently display in common work areas within business segments performing work under this contract and at contract work sites—

(i) Any agency fraud hotline poster or Department of Homeland Security (DHS) fraud hotline poster identified in paragraph (b)(3) of this clause; and

(ii) Any DHS fraud hotline poster subsequently identified by the Contracting Officer.

(2) Additionally, if the Contractor maintains a company website as a method of providing information to employees, the Contractor shall display an electronic version of the poster(s) at the website.

(3) Any required posters may be obtained as follows:

Poster(s)	Obtain from
<hr/>	<hr/>
<hr/>	<hr/>

(Contracting Officer shall insert—

(i) Appropriate agency name(s) and/or title of applicable Department of Homeland Security fraud hotline poster); and

(ii) The website(s) or other contact information for obtaining the poster(s).)

(c) If the Contractor has implemented a business ethics and conduct awareness program, including a reporting mechanism, such as a hotline poster, then the Contractor need not display any agency fraud hotline posters as required in paragraph (b) of this clause, other than any required DHS posters.

(d) *Subcontracts.* The Contractor shall include the substance of this clause, including this paragraph (d), in all subcontracts that exceed \$5,000,000, except when the subcontract—

(1) Is for the acquisition of a commercial item; or

(2) Is performed entirely outside the United States.

**27. 552.270-30 PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (JUN 2011)**

(Applicable to leases over \$150,000 average net annual rental including option periods.)

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GOVERNMENT

## EXHIBIT F to RLP 2OR0206

(a) If the head of the contracting activity (HCA) or his or her designee determines that there was a violation of subsection 27(a) of the Office of Federal Procurement Policy Act, as amended (41 U.S.C. 423), as implemented in the Federal Acquisition Regulation, the Government, at its election, may—

(1) Reduce the monthly rental under this lease by five percent of the amount of the rental for each month of the remaining term of the lease, including any option periods, and recover five percent of the rental already paid;

(2) Reduce payments for alterations not included in monthly rental payments by five percent of the amount of the alterations agreement; or

(3) Reduce the payments for violations by a Lessor's subcontractor by an amount not to exceed the amount of profit or fee reflected in the subcontract at the time the subcontract was placed.

(b) Prior to making a determination as set forth above, the HCA or designee shall provide to the Lessor a written notice of the action being considered and the basis thereof. The Lessor shall have a period determined by the agency head or designee, but not less than 30 calendar days after receipt of such notice, to submit in person, in writing, or through a representative, information and argument in opposition to the proposed reduction. The agency head or designee may, upon good cause shown, determine to deduct less than the above amounts from payments.

(c) The rights and remedies of the Government specified herein are not exclusive, and are in addition to any other rights and remedies provided by law or under this lease.

**28. 52.215-10 PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA (AUG 2011)**

(Applicable when cost or pricing data are required for work or services over \$700,000.)

(a) If any price, including profit or fee, negotiated in connection with this contract, or any cost reimbursable under this contract, was increased by any significant amount because—

(1) The Contractor or a subcontractor furnished certified cost or pricing data that were not complete, accurate, and current as certified in its Certificate of Current Cost or Pricing Data;

(2) A subcontractor or prospective subcontractor furnished the Contractor certified cost or pricing data that were not complete, accurate, and current as certified in the Contractor's Certificate of Current Cost or Pricing Data; or

(3) Any of these parties furnished data of any description that were not accurate, the price or cost shall be reduced accordingly and the contract shall be modified to reflect the reduction.

(b) Any reduction in the contract price under paragraph (a) of this clause due to defective data from a prospective subcontractor that was not subsequently awarded the subcontract shall be limited to the amount, plus applicable overhead and profit markup, by which (1) the actual subcontract or (2) the actual cost to the Contractor, if there was no subcontract, was less than the prospective subcontract cost estimate submitted by the Contractor; provided, that the actual subcontract price was not itself affected by defective certified cost or pricing data.

(c) (1) If the Contracting Officer determines under paragraph (a) of this clause that a price or cost reduction should be made, the Contractor agrees not to raise the following matters as a defense:

(i) The Contractor or subcontractor was a sole source supplier or otherwise was in a superior bargaining position and thus the price of the contract would not have been modified even if accurate, complete, and current certified cost or pricing data had been submitted.

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT



EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

(ii) The Contracting Officer should have known that the certified cost or pricing data in issue were defective even though the Contractor or subcontractor took no affirmative action to bring the character of the data to the attention of the Contracting Officer.

(iii) The contract was based on an agreement about the total cost of the contract and there was no agreement about the cost of each item procured under the contract.

(iv) The Contractor or subcontractor did not submit a Certificate of Current Cost or Pricing Data.

(2) (i) Except as prohibited by subdivision (c)(2)(ii) of this clause, an offset in an amount determined appropriate by the Contracting Officer based upon the facts shall be allowed against the amount of a contract price reduction if—

(A) The Contractor certifies to the Contracting Officer that, to the best of the Contractor's knowledge and belief, the Contractor is entitled to the offset in the amount requested; and

(B) The Contractor proves that the certified cost or pricing data were available before the "as of" date specified on its Certificate of Current Cost or Pricing Data, and that the data were not submitted before such date.

(ii) An offset shall not be allowed if—

(A) The understated data were known by the Contractor to be understated before the "as of" date specified on its Certificate of Current Cost or Pricing Data; or

(B) The Government proves that the facts demonstrate that the contract price would not have increased in the amount to be offset even if the available data had been submitted before the "as of" date specified on its Certificate of Current Cost or Pricing Data.

(d) If any reduction in the contract price under this clause reduces the price of items for which payment was made prior to the date of the modification reflecting the price reduction, the Contractor shall be liable to and shall pay the United States at the time such overpayment is repaid—

(1) Interest compounded daily, as required by 26 U.S.C. 6622, on the amount of such overpayment to be computed from the date(s) of overpayment to the Contractor to the date the Government is repaid by the Contractor at the applicable underpayment rate effective for each quarter prescribed by the Secretary of the Treasury under 26 U.S.C. 6621(a)(2); and

(2) A penalty equal to the amount of the overpayment, if the Contractor or subcontractor knowingly submitted certified cost or pricing data that were incomplete, inaccurate, or noncurrent.

**29. 552.270-13 PROPOSALS FOR ADJUSTMENT (SEP 1999)**

(a) The Contracting Officer may, from time to time during the term of this lease, require changes to be made in the work or services to be performed and in the terms or conditions of this lease. Such changes will be required under the Changes clause.

(b) If the Contracting Officer makes a change within the general scope of the lease, the Lessor shall submit, in a timely manner, an itemized cost proposal for the work to be accomplished or services to be performed when the cost exceeds \$100,000. The proposal, including all subcontractor work, will contain at least the following detail—

(1) Material quantities and unit costs;

(2) Labor costs (identified with specific item or material to be placed or operation to be performed;


INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

EXHIBIT D to Lease GS-10P-LOR07470  
EXHIBIT F to RLP 2OR0206

- (3) Equipment costs;
- (4) Worker's compensation and public liability insurance;
- (5) Overhead;
- (6) Profit; and
- (7) Employment taxes under FICA and FUTA.

(c) The following Federal Acquisition Regulation (FAR) provisions also apply to all proposals exceeding \$500,000 in cost—

(1) The Lessor shall provide cost or pricing data including subcontractor cost or pricing data (48 CFR 15.403-4) and

(2) The Lessor's representative, all Contractors, and subcontractors whose portion of the work exceeds \$500,000 must sign and return the "Certificate of Current Cost or Pricing Data" (48 CFR 15.406-2).

(d) Lessors shall also refer to 48 CFR Part 31, Contract Cost Principles, for information on which costs are allowable, reasonable, and allocable in Government work.

**30. CHANGES (MAR 2013)**

(a) The LCO may at any time, by written order, direct changes to the Tenant Improvements within the Space, Building Security Requirements, or the services required under the Lease.

(b) If any such change causes an increase or decrease in Lessor's costs or time required for performance of its obligations under this Lease, whether or not changed by the order, the Lessor shall be entitled to an amendment to the Lease providing for one or more of the following:

- (1) An adjustment of the delivery date;
- (2) An equitable adjustment in the rental rate;
- (3) A lump sum equitable adjustment; or
- (4) A change to the operating cost base, if applicable.

(c) The Lessor shall assert its right to an amendment under this clause within 30 days from the date of receipt of the change order and shall submit a proposal for adjustment. Failure to agree to any adjustment shall be a dispute under the Disputes clause. However, the pendency of an adjustment or existence of a dispute shall not excuse the Lessor from proceeding with the change as directed.

(d) Absent a written change order from the LCO, or from a Government official to whom the LCO has explicitly and in writing delegated the authority to direct changes, the Government shall not be liable to Lessor under this clause.

**31. 552.215-70 EXAMINATION OF RECORDS BY GSA (FEB 1996)**

The Contractor agrees that the Administrator of General Services or any duly authorized representative shall, until the expiration of 3 years after final payment under this contract, or of the time periods for the particular records specified in Subpart 4.7 of the Federal Acquisition Regulation (48 CFR 4.7), whichever expires earlier, have access to and the right to examine any books, documents, papers, and records of the Contractor involving transactions related to this contract or compliance with any clauses thereunder. The Contractor further agrees to include in all its subcontracts hereunder a provision to the effect that the subcontractor agrees that the Administrator of General Services or any duly authorized representatives shall, until the expiration of 3 years after

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LESSOR GOVERNMENT

final payment under the subcontract, or of the time periods for the particular records specified in Subpart 4.7 of the Federal Acquisition Regulation (48 CFR 4.7), whichever expires earlier, have access to and the right to examine any books, documents, papers, and records of such subcontractor involving transactions related to the subcontract or compliance with any clauses thereunder. The term "subcontract" as used in this clause excludes (a) purchase orders not exceeding \$100,000 and (b) subcontracts or purchase orders for public utility services at rates established for uniform applicability to the general public.

### 32. 52.215-2 AUDIT AND RECORDS—NEGOTIATION (OCT 2010)

(Applicable to leases over \$150,000 average net annual rental including option periods.)

(a) As used in this clause, "records" includes books, documents, accounting procedures and practices, and other data, regardless of type and regardless of whether such items are in written form, in the form of computer data, or in any other form.

(b) *Examination of costs.* If this is a cost-reimbursement, incentive, time-and-materials, labor-hour, or price re-determinable contract, or any combination of these, the Contractor shall maintain and the Contracting Officer, or an authorized representative of the Contracting Officer, shall have the right to examine and audit all records and other evidence sufficient to reflect properly all costs claimed to have been incurred or anticipated to be incurred directly or indirectly in performance of this contract. This right of examination shall include inspection at all reasonable times of the Contractor's plants, or parts of them, engaged in performing the contract.

(c) *Certified cost or pricing data.* If the Contractor has been required to submit certified cost or pricing data in connection with any pricing action relating to this contract, the Contracting Officer, or an authorized representative of the Contracting Officer, in order to evaluate the accuracy, completeness, and currency of the certified cost or pricing data, shall have the right to examine and audit all of the Contractor's records, including computations and projections, related to—

- (1) The proposal for the contract, subcontract, or modification;
- (2) The discussions conducted on the proposal(s), including those related to negotiating;
- (3) Pricing of the contract, subcontract, or modification; or
- (4) Performance of the contract, subcontract or modification.

(d) Comptroller General—

(1) The Comptroller General of the United States, or an authorized representative, shall have access to and the right to examine any of the Contractor's directly pertinent records involving transactions related to this contract or a subcontract hereunder and to interview any current employee regarding such transactions.

(2) This paragraph may not be construed to require the Contractor or subcontractor to create or maintain any record that the Contractor or subcontractor does not maintain in the ordinary course of business or pursuant to a provision of law.

(e) *Reports.* If the Contractor is required to furnish cost, funding, or performance reports, the Contracting Officer or an authorized representative of the Contracting Officer shall have the right to examine and audit the supporting records and materials, for the purpose of evaluating—

- (1) The effectiveness of the Contractor's policies and procedures to produce data compatible with the objectives of these reports; and
- (2) The data reported.

(f) *Availability.* The Contractor shall make available at its office at all reasonable times the records, materials, and other evidence described in paragraphs (a), (b), (c), (d), and (e) of this clause, for examination, audit, or reproduction, until 3 years after final payment under this contract or for any shorter period specified in

INITIALS:  &  
LESSOR GOVERNMENT

Subpart 4.7, Contractor Records Retention, of the Federal Acquisition Regulation (FAR), or for any longer period required by statute or by other clauses of this contract. In addition—

(1) If this contract is completely or partially terminated, the Contractor shall make available the records relating to the work terminated until 3 years after any resulting final termination settlement; and

(2) The Contractor shall make available records relating to appeals under the Disputes clause or to litigation or the settlement of claims arising under or relating to this contract until such appeals, litigation, or claims are finally resolved.

(g) The Contractor shall insert a clause containing all the terms of this clause, including this paragraph (g), in all subcontracts under this contract that exceed the simplified acquisition threshold, and—

(1) That are cost-reimbursement, incentive, time-and-materials, labor-hour, or price re-determinable type or any combination of these;

(2) For which certified cost or pricing data are required; or

(3) That require the subcontractor to furnish reports as discussed in paragraph (e) of this clause.

The clause may be altered only as necessary to identify properly the contracting parties and the Contracting Officer under the Government prime contract.

### 33. 52.233-1 DISPUTES (JUL 2002)

(a) This contract is subject to the Contract Disputes Act of 1978, as amended (41 U.S.C. 601-613).

(b) Except as provided in the Act, all disputes arising under or relating to this contract shall be resolved under this clause.

(c) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. However, a written demand or written assertion by the Contractor seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim under the Act. The submission may be converted to a claim under the Act, by complying with the submission and certification requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

(d) (1) A claim by the Contractor shall be made in writing and, unless otherwise stated in this contract, submitted within 6 years after accrual of the claim to the Contracting Officer for a written decision. A claim by the Government against the Contractor shall be subject to a written decision by the Contracting Officer.

(2) (i) The Contractor shall provide the certification specified in paragraph (d)(2)(iii) of this clause when submitting any claim exceeding \$100,000.

(ii) The certification requirement does not apply to issues in controversy that have not been submitted as all or part of a claim.

(iii) The certification shall state as follows: "I certify that the claim is made in good faith; that the supporting data are accurate and complete to the best of my knowledge and belief; that the amount requested accurately reflects the contract adjustment for which the Contractor believes the Government is liable; and that I am duly authorized to certify the claim on behalf of the Contractor."

(3) The certification may be executed by any person duly authorized to bind the Contractor with respect to the claim.

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT



(e) For Contractor claims of \$100,000 or less, the Contracting Officer must, if requested in writing by the Contractor, render a decision within 60 days of the request. For Contractor-certified claims over \$100,000, the Contracting Officer must, within 60 days, decide the claim or notify the Contractor of the date by which the decision will be made.

(f) The Contracting Officer's decision shall be final unless the Contractor appeals or files a suit as provided in the Act.

(g) If the claim by the Contractor is submitted to the Contracting Officer or a claim by the Government is presented to the Contractor, the parties, by mutual consent, may agree to use alternative dispute resolution (ADR). If the Contractor refuses an offer for ADR, the Contractor shall inform the Contracting Officer, in writing, of the Contractor's specific reasons for rejecting the offer.

(h) The Government shall pay interest on the amount found due and unpaid from (1) the date that the Contracting Officer receives the claim (certified, if required); or (2) the date that payment otherwise would be due, if that date is later, until the date of payment. With regard to claims having defective certifications, as defined in FAR 33.201, interest shall be paid from the date that the Contracting Officer initially receives the claim. Simple interest on claims shall be paid at the rate, fixed by the Secretary of the Treasury as provided in the Act, which is applicable to the period during which the Contracting Officer receives the claim and then at the rate applicable for each 6-month period as fixed by the Treasury Secretary during the pendency of the claim.

(i) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the Contracting Officer.

#### 34. 52.222-26 EQUAL OPPORTUNITY (MAR 2007)

(a) *Definition.* "United States," as used in this clause, means the 50 States, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, Guam, the U.S. Virgin Islands, and Wake Island.

(b) (1) If, during any 12-month period (including the 12 months preceding the award of this contract), the Contractor has been or is awarded nonexempt Federal contracts and/or subcontracts that have an aggregate value in excess of \$10,000, the Contractor shall comply with this clause, except for work performed outside the United States by employees who were not recruited within the United States. Upon request, the Contractor shall provide information necessary to determine the applicability of this clause.

(2) If the Contractor is a religious corporation, association, educational institution, or society, the requirements of this clause do not apply with respect to the employment of individuals of a particular religion to perform work connected with the carrying on of the Contractor's activities (41 CFR 60-1.5).

(c) (1) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. However, it shall not be a violation of this clause for the Contractor to extend a publicly announced preference in employment to Indians living on or near an Indian reservation, in connection with employment opportunities on or near an Indian reservation, as permitted by 41 CFR 60-1.5.

(2) The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. This shall include, but not be limited to—

- (i) Employment;
- (ii) Upgrading;
- (iii) Demotion;

INITIALS:

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GOVERNMENT

- (iv) Transfer;
- (v) Recruitment or recruitment advertising;
- (vi) Layoff or termination;
- (vii) Rates of pay or other forms of compensation; and
- (viii) Selection for training, including apprenticeship.

(3) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.

(4) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(5) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.

(6) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.

(7) The Contractor shall furnish to the contracting agency all information required by Executive Order 11246, as amended, and by the rules, regulations, and orders of the Secretary of Labor. The Contractor shall also file Standard Form 100 (EEO-1), or any successor form, as prescribed in 41 CFR Part 60-1. Unless the Contractor has filed within the 12 months preceding the date of contract award, the Contractor shall, within 30 days after contract award, apply to either the regional Office of Federal Contract Compliance Programs (OFCCP) or the local office of the Equal Employment Opportunity Commission for the necessary forms.

(8) The Contractor shall permit access to its premises, during normal business hours, by the contracting agency or the OFCCP for the purpose of conducting on-site compliance evaluations and complaint investigations. The Contractor shall permit the Government to inspect and copy any books, accounts, records (including computerized records), and other material that may be relevant to the matter under investigation and pertinent to compliance with Executive Order 11246, as amended, and rules and regulations that implement the Executive Order.

(9) If the OFCCP determines that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts, under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended; in the rules, regulations, and orders of the Secretary of Labor; or as otherwise provided by law.

(10) The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order that is not exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246, as amended, so that these terms and conditions will be binding upon each subcontractor or vendor.

(11) The Contractor shall take such action with respect to any subcontract or purchase order as the Contracting Officer may direct as a means of enforcing these terms and conditions, including sanctions for noncompliance, provided, that if the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of any direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

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LESSOR GOVERNMENT

(d) Notwithstanding any other clause in this contract, disputes relative to this clause will be governed by the procedures in 41 CFR 60-1.1.

**35. 52.222-21 PROHIBITION OF SEGREGATED FACILITIES (FEB 1999)**

(a) "Segregated facilities," as used in this clause, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, sex, or national origin because of written or oral policies or employee custom. The term does not include separate or single-user rest rooms or necessary dressing or sleeping areas provided to assure privacy between the sexes.

(b) The Contractor agrees that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Contractor agrees that a breach of this clause is a violation of the Equal Opportunity clause in this contract.

(c) The Contractor shall include this clause in every subcontract and purchase order that is subject to the Equal Opportunity clause of this contract.

**36. 52.219-28 POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION (APR 2012)**  
(Applicable to leases exceeding \$3,000.)

(a) *Definitions.* As used in this clause—

*Long-term contract* means a contract of more than five years in duration, including options. However, the term does not include contracts that exceed five years in duration because the period of performance has been extended for a cumulative period not to exceed six months under the clause at 52.217-8, Option to Extend Services, or other appropriate authority.


*Small business concern* means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the criteria in 13 CFR part 121 and the size standard in paragraph (c) of this clause. Such a concern is "not dominant in its field of operation" when it does not exercise a controlling or major influence on a national basis in a kind of business activity in which a number of business concerns are primarily engaged. In determining whether dominance exists, consideration shall be given to all appropriate factors, including volume of business, number of employees, financial resources, competitive status or position, ownership or control of materials, processes, patents, license agreements, facilities, sales territory, and nature of business activity.

(b) If the Contractor represented that it was a small business concern prior to award of this contract, the Contractor shall rerepresent its size status according to paragraph (e) of this clause or, if applicable, paragraph (g) of this clause, upon the occurrence of any of the following:

(1) Within 30 days after execution of a novation agreement or within 30 days after modification of the contract to include this clause, if the novation agreement was executed prior to inclusion of this clause in the contract.

(2) Within 30 days after a merger or acquisition that does not require a novation or within 30 days after modification of the contract to include this clause, if the merger or acquisition occurred prior to inclusion of this clause in the contract.

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EXHIBIT D to Lease GS-10P-LOR07470  
EXHIBIT F to RLP 2OR0206

(3) For long-term contracts—

- (i) Within 60 to 120 days prior to the end of the fifth year of the contract; and
- (ii) Within 60 to 120 days prior to the date specified in the contract for exercising any option

thereafter.

(c) The Contractor shall rerepresent its size status in accordance with the size standard in effect at the time of this rerepresentation that corresponds to the North American Industry Classification System (NAICS) code assigned to this contract. The small business size standard corresponding to this NAICS code can be found at <http://www.sba.gov/content/table-small-business-size-standards>.

(d) The small business size standard for a Contractor providing a product which it does not manufacture itself, for a contract other than a construction or service contract, is 500 employees.

(e) Except as provided in paragraph (g) of this clause, the Contractor shall make the rerepresentation required by paragraph (b) of this clause by validating or updating all its representations in the Online Representations and Certifications Application and its data in the Central Contractor Registration, as necessary, to ensure that they reflect the Contractor's current status. The Contractor shall notify the contracting office in writing within the timeframes specified in paragraph (b) of this clause that the data have been validated or updated, and provide the date of the validation or update.

(f) If the Contractor represented that it was other than a small business concern prior to award of this contract, the Contractor may, but is not required to, take the actions required by paragraphs (e) or (g) of this clause.

(g) If the Contractor does not have representations and certifications in ORCA, or does not have a representation in ORCA for the NAICS code applicable to this contract, the Contractor is required to complete the following rerepresentation and submit it to the contracting office, along with the contract number and the date on which the rerepresentation was completed:

The Contractor represents that it ☐ is, ☐ is not a small business concern under NAICS Code \_\_\_\_\_ assigned to contract number \_\_\_\_\_.

[Contractor to sign and date and insert authorized signer's name and title].

**37. 52.222-35 EQUAL OPPORTUNITY FOR VETERANS (SEP 2010)**  
(Applicable to leases over \$100,000.)

(a) **Definitions.** As used in this clause—

"All employment openings" means all positions except executive and senior management, those positions that will be filled from within the Contractor's organization, and positions lasting 3 days or less. This term includes full-time employment, temporary employment of more than 3 days duration, and part-time employment.

"Armed Forces service medal veteran" means any veteran who, while serving on active duty in the U.S. military, ground, naval, or air service, participated in a United States military operation for which an Armed Forces service medal was awarded pursuant to Executive Order 12985 (61 FR 1209).

"Disabled veteran" means—


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LESSOR GOVERNMENT



EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

(1) A veteran of the U.S. military, ground, naval, or air service, who is entitled to compensation (or who but for the receipt of military retired pay would be entitled to compensation) under laws administered by the Secretary of Veterans Affairs; or

(2) A person who was discharged or released from active duty because of a service-connected disability.

"Executive and senior management" means—

(1) Any employee—

(i) Compensated on a salary basis at a rate of not less than \$455 per week (or \$380 per week, if employed in American Samoa by employers other than the Federal Government), exclusive of board, lodging or other facilities;

(ii) Whose primary duty consists of the management of the enterprise in which the individual is employed or of a customarily recognized department or subdivision thereof;

(iii) Who customarily and regularly directs the work of two or more other employees; and

(iv) Who has the authority to hire or fire other employees or whose suggestions and recommendations as to the hiring or firing and as to the advancement and promotion or any other change of status of other employees will be given particular weight; or

(2) Any employee who owns at least a bona fide 20-percent equity interest in the enterprise in which the employee is employed, regardless of whether the business is a corporate or other type of organization, and who is actively engaged in its management.

"Other protected veteran" means a veteran who served on active duty in the U.S. military, ground, naval, or air service, during a war or in a campaign or expedition for which a campaign badge has been authorized under the laws administered by the Department of Defense.

"Positions that will be filled from within the Contractor's organization" means employment openings for which the Contractor will give no consideration to persons outside the Contractor's organization (including any affiliates, subsidiaries, and parent companies) and includes any openings the Contractor proposes to fill from regularly established "recall" lists. The exception does not apply to a particular opening once an employer decides to consider applicants outside of its organization.

"Qualified disabled veteran" means a disabled veteran who has the ability to perform the essential functions of the employment positions with or without reasonable accommodation.

"Recently separated veteran" means any veteran during the three-year period beginning on the date of such veteran's discharge or release from active duty in the U.S. military, ground, naval or air service.

(b) General.

(1) The Contractor shall not discriminate against any employee or applicant for employment because the individual is a disabled veteran, recently separated veteran, other protected veterans, or Armed Forces service medal veteran, regarding any position for which the employee or applicant for employment is qualified. The Contractor shall take affirmative action to employ, advance in employment, and otherwise treat qualified individuals, including qualified disabled veterans, without discrimination based upon their status as a disabled veteran, recently separated veteran, Armed Forces service medal veteran, and other protected veteran in all employment practices including the following:

(i) Recruitment, advertising, and job application procedures.

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GOVERNMENT

EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

(ii) Hiring, upgrading, promotion, award of tenure, demotion, transfer, layoff, termination, right of return from layoff and rehiring.

(iii) Rate of pay or any other form of compensation and changes in compensation.

(iv) Job assignments, job classifications, organizational structures, position descriptions, lines of progression, and seniority lists.

(v) Leaves of absence, sick leave, or any other leave.

(vi) Fringe benefits available by virtue of employment, whether or not administered by the Contractor.

(vii) Selection and financial support for training, including apprenticeship, and on-the-job training under 38 U.S.C. 3687, professional meetings, conferences, and other related activities, and selection for leaves of absence to pursue training.

(viii) Activities sponsored by the Contractor including social or recreational programs.

(ix) Any other term, condition, or privilege of employment.

(2) The Contractor shall comply with the rules, regulations, and relevant orders of the Secretary of Labor issued under the Vietnam Era Veterans' Readjustment Assistance Act of 1972 (the Act), as amended (38 U.S.C. 4211 and 4212).

(3) The Department of Labor's regulations require contractors with 50 or more employees and a contract of \$100,000 or more to have an affirmative action program for veterans. See 41 CFR Part 60-300, Subpart C.

(c) Listing openings.

(1) The Contractor shall immediately list all employment openings that exist at the time of the execution of this contract and those which occur during the performance of this contract, including those not generated by this contract, and including those occurring at an establishment of the Contractor other than the one where the contract is being performed, but excluding those of independently operated corporate affiliates, at an appropriate employment service delivery system where the opening occurs. Listing employment openings with the State workforce agency job bank or with the local employment service delivery system where the opening occurs shall satisfy the requirement to list jobs with the appropriate employment service delivery system.

(2) The Contractor shall make the listing of employment openings with the appropriate employment service delivery system at least concurrently with using any other recruitment source or effort and shall involve the normal obligations of placing a bona fide job order, including accepting referrals of veterans and nonveterans. This listing of employment openings does not require hiring any particular job applicant or hiring from any particular group of job applicants and is not intended to relieve the Contractor from any requirements of Executive orders or regulations concerning nondiscrimination in employment.

(3) Whenever the Contractor becomes contractually bound to the listing terms of this clause, it shall advise the State workforce agency in each State where it has establishments of the name and location of each hiring location in the State. As long as the Contractor is contractually bound to these terms and has so advised the State agency, it need not advise the State agency of subsequent contracts. The Contractor may advise the State agency when it is no longer bound by this contract clause.

(d) *Applicability.* This clause does not apply to the listing of employment openings that occur and are filled outside the 50 States, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, Guam, the U.S. Virgin Islands, and Wake Island.

(e) *Postings.*

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LESSOR GOVERNMENT

(1) The Contractor shall post employment notices in conspicuous places that are available to employees and applicants for employment.

(2) The employment notices shall—

(i) State the rights of applicants and employees as well as the Contractor's obligation under the law to take affirmative action to employ and advance in employment qualified employees and applicants who are disabled veterans, recently separated veterans, Armed Forces service medal veterans, and other protected veterans; and

(ii) Be in a form prescribed by the Director, Office of Federal Contract Compliance Programs, and provided by or through the Contracting Officer.

(3) The Contractor shall ensure that applicants or employees who are disabled veterans are informed of the contents of the notice (e.g., the Contractor may have the notice read to a visually disabled veteran, or may lower the posted notice so that it can be read by a person in a wheelchair).

(4) The Contractor shall notify each labor union or representative of workers with which it has a collective bargaining agreement, or other contract understanding, that the Contractor is bound by the terms of the Act and is committed to take affirmative action to employ, and advance in employment, qualified disabled veterans, recently separated veterans, other protected veterans, and Armed Forces service medal veterans.

(f) *Noncompliance.* If the Contractor does not comply with the requirements of this clause, the Government may take appropriate actions under the rules, regulations, and relevant orders of the Secretary of Labor. This includes implementing any sanctions imposed on a contractor by the Department of Labor for violations of this clause (52.222-35, Equal Opportunity for Veterans). These sanctions (see 41 CFR 60-300.66) may include—

- (1) Withholding progress payments;
- (2) Termination or suspension of the contract; or
- (3) Debarment of the contractor.

(g) *Subcontracts.* The Contractor shall insert the terms of this clause in subcontracts of \$100,000 or more unless exempted by rules, regulations, or orders of the Secretary of Labor. The Contractor shall act as specified by the Director, Office of Federal Contract Compliance Programs, to enforce the terms, including action for noncompliance.

**38. 52.222-36 AFFIRMATIVE ACTION FOR WORKERS WITH DISABILITIES (OCT 2010)**  
(Applicable to leases over \$15,000.)

(a) General.

(1) Regarding any position for which the employee or applicant for employment is qualified, the Contractor shall not discriminate against any employee or applicant because of physical or mental disability. The Contractor agrees to take affirmative action to employ, advance in employment, and otherwise treat qualified individuals with disabilities without discrimination based upon their physical or mental disability in all employment practices such as—

- (i) Recruitment, advertising, and job application procedures;
- (ii) Hiring, upgrading, promotion, award of tenure, demotion, transfer, layoff, termination, right of return from layoff, and rehiring;
- (iii) Rates of pay or any other form of compensation and changes in compensation;

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LESSOR GOVERNMENT

EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

(iv) Job assignments, job classifications, organizational structures, position descriptions, lines of progression, and seniority lists;

(v) Leaves of absence, sick leave, or any other leave;

(vi) Fringe benefits available by virtue of employment, whether or not administered by the Contractor;

(vii) Selection and financial support for training, including apprenticeships, professional meetings, conferences, and other related activities, and selection for leaves of absence to pursue training;

(viii) Activities sponsored by the Contractor, including social or recreational programs; and

(ix) Any other term, condition, or privilege of employment.

(2) The Contractor agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor (Secretary) issued under the Rehabilitation Act of 1973 (29 U.S.C. 793) (the Act), as amended.

(b) Postings.

(1) The Contractor agrees to post employment notices stating—

(i) The Contractor's obligation under the law to take affirmative action to employ and advance in employment qualified individuals with disabilities; and

(ii) The rights of applicants and employees.

(2) These notices shall be posted in conspicuous places that are available to employees and applicants for employment. The Contractor shall ensure that applicants and employees with disabilities are informed of the contents of the notice (e.g., the Contractor may have the notice read to a visually disabled individual, or may lower the posted notice so that it might be read by a person in a wheelchair). The notices shall be in a form prescribed by the Deputy Assistant Secretary for Federal Contract Compliance of the U.S. Department of Labor (Deputy Assistant Secretary) and shall be provided by or through the Contracting Officer.

(3) The Contractor shall notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the Contractor is bound by the terms of Section 503 of the Act and is committed to take affirmative action to employ, and advance in employment, qualified individuals with physical or mental disabilities.

(c) Noncompliance. If the Contractor does not comply with the requirements of this clause, appropriate actions may be taken under the rules, regulations, and relevant orders of the Secretary issued pursuant to the Act.

(d) Subcontracts. The Contractor shall include the terms of this clause in every subcontract or purchase order in excess of \$15,000 unless exempted by rules, regulations, or orders of the Secretary. The Contractor shall act as specified by the Deputy Assistant Secretary to enforce the terms, including action for noncompliance.

**39. 52.222-37 EMPLOYMENT REPORTS VETERANS (SEP 2010)**  
(Applicable to leases over \$100,000.)

(a) *Definitions.* As used in this clause, "Armed Forces service medal veteran," "disabled veteran," "other protected veteran," and "recently separated veteran," have the meanings given in the Equal Opportunity for Veterans clause 52.222-35.

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LESSOR GOVERNMENT



EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

(b) Unless the Contractor is a State or local government agency, the Contractor shall report at least annually, as required by the Secretary of Labor, on—

(1) The total number of employees in the contractor's workforce, by job category and hiring location, who are disabled veterans, other protected veterans, Armed Forces service medal veterans, and recently separated veterans.

(2) The total number of new employees hired during the period covered by the report, and of the total, the number of disabled veterans, other protected veterans, Armed Forces service medal veterans, and recently separated veterans; and

(3) The maximum number and minimum number of employees of the Contractor or subcontractor at each hiring location during the period covered by the report.

(c) The Contractor shall report the above items by completing the Form VETS-100A, entitled "Federal Contractor Veterans' Employment Report (VETS-100A Report)."

(d) The Contractor shall submit VETS-100A Reports no later than September 30 of each year.

(e) The employment activity report required by paragraphs (b)(2) and (b)(3) of this clause shall reflect total new hires, and maximum and minimum number of employees, during the most recent 12-month period preceding the ending date selected for the report. Contractors may select an ending date—

(1) As of the end of any pay period between July 1 and August 31 of the year the report is due; or

(2) As of December 31, if the Contractor has prior written approval from the Equal Employment Opportunity Commission to do so for purposes of submitting the Employer Information Report EEO-1 (Standard Form 100).

(f) The number of veterans reported must be based on data known to the contractor when completing the VETS-100A. The contractor's knowledge of veterans status may be obtained in a variety of ways, including an invitation to applicants to self-identify (in accordance with 41 CFR 60-300.42), voluntary self-disclosure by employees, or actual knowledge of veteran status by the contractor. This paragraph does not relieve an employer of liability for discrimination under 38 U.S.C. 4212.

(g) The Contractor shall insert the terms of this clause in subcontracts of \$100,000 or more unless exempted by rules, regulations, or orders of the Secretary of Labor.

**40. 52.209-6 PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (DEC 2010)**  
(Applicable to leases over \$30,000.)

(a) *Definition.* "Commercially available off-the-shelf (COTS)" item, as used in this clause—

(1) Means any item of supply (including construction material) that is—

(i) A commercial item (as defined in paragraph (1) of the definition in FAR 2.101);

(ii) Sold in substantial quantities in the commercial marketplace; and

(iii) Offered to the Government, under a contract or subcontract at any tier, without modification, in the same form in which it is sold in the commercial marketplace; and

(2) Does not include bulk cargo, as defined in section 3 of the Shipping Act of 1984 (46 U.S.C. App. 1702), such as agricultural products and petroleum products.

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LESSOR GOVERNMENT

(b) The Government suspends or debar Contractors to protect the Government's interests. Other than a subcontract for a commercially available off-the-shelf item, the Contractor shall not enter into any subcontract, in excess of \$30,000 with a Contractor that is debarred, suspended, or proposed for debarment by any executive agency unless there is a compelling reason to do so.

(c) The Contractor shall require each proposed subcontractor whose subcontract will exceed \$30,000, other than a subcontractor providing a commercially available off-the-shelf item, to disclose to the Contractor, in writing, whether as of the time of award of the subcontract, the subcontractor, or its principals, is or is not debarred, suspended, or proposed for debarment by the Federal Government.

(d) A corporate officer or a designee of the Contractor shall notify the Contracting Officer, in writing, before entering into a subcontract with a party (other than a subcontractor providing a commercially available off-the-shelf item) that is debarred, suspended, or proposed for debarment (see FAR 9.404 for information on the Excluded Parties List System). The notice must include the following:

- (1) The name of the subcontractor.
- (2) The Contractor's knowledge of the reasons for the subcontractor being in the Excluded Parties List System.
- (3) The compelling reason(s) for doing business with the subcontractor notwithstanding its inclusion in the Excluded Parties List System.
- (4) The systems and procedures the Contractor has established to ensure that it is fully protecting the Government's interests when dealing with such subcontractor in view of the specific basis for the party's debarment, suspension, or proposed debarment.

(e) Subcontracts. Unless this is a contract for the acquisition of commercial items, the Contractor shall include the requirements of this clause, including this paragraph (e) (appropriately modified for the identification of the parties), in each subcontract that—

- (1) Exceeds \$30,000 in value; and
- (2) Is not a subcontract for commercially available off-the-shelf items.

**41. 52.215-12 SUBCONTRACTOR CERTIFIED COST OR PRICING DATA (OCT 2010)**  
(Applicable if over \$700,000.)

(a) Before awarding any subcontract expected to exceed the threshold for submission of certified cost or pricing data at FAR 15.403-4, on the date of agreement on price or the date of award, whichever is later; or before pricing any subcontract modification involving a pricing adjustment expected to exceed the threshold for submission of certified cost or pricing data at FAR 15.403-4, the Contractor shall require the subcontractor to submit certified cost or pricing data (actually or by specific identification in writing), in accordance with FAR 15.408, Table 15-2 (to include any information reasonably required to explain the subcontractor's estimating process such as the judgmental factors applied and the mathematical or other methods used in the estimate, including those used in projecting from known data, and the nature and amount of any contingencies included in the price), unless an exception under FAR 15.403-1 applies.

(b) The Contractor shall require the subcontractor to certify in substantially the form prescribed in FAR 15.406-2 that, to the best of its knowledge and belief, the data submitted under paragraph (a) of this clause were accurate, complete, and current as of the date of agreement on the negotiated price of the subcontract or subcontract modification.

(c) In each subcontract that exceeds the threshold for submission of certified cost or pricing data at FAR 15.403-4, when entered into, the Contractor shall insert either—

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LESSOR GOVERNMENT

- (1) The substance of this clause, including this paragraph (c), if paragraph (a) of this clause requires submission of certified cost or pricing data for the subcontract; or
- (2) The substance of the clause at FAR 52.215-13, Subcontractor Certified Cost or Pricing Data—Modifications.

**42. 52.219-8 UTILIZATION OF SMALL BUSINESS CONCERNS (JAN 2011)**

(Applicable to leases over \$150,000 average net annual rental including option periods.)

(a) It is the policy of the United States that small business concerns, veteran-owned small business concerns, service-disabled veteran-owned small business concerns, HUBZone small business concerns, small disadvantaged business concerns, and women-owned small business concerns shall have the maximum practicable opportunity to participate in performing contracts let by any Federal agency, including contracts and subcontracts for subsystems, assemblies, components, and related services for major systems. It is further the policy of the United States that its prime contractors establish procedures to ensure the timely payment of amounts due pursuant to the terms of their subcontracts with small business concerns, veteran-owned small business concerns, service-disabled veteran-owned small business concerns, HUBZone small business concerns, small disadvantaged business concerns, and women-owned small business concerns.

(b) The Contractor hereby agrees to carry out this policy in the awarding of subcontracts to the fullest extent consistent with efficient contract performance. The Contractor further agrees to cooperate in any studies or surveys as may be conducted by the United States Small Business Administration or the awarding agency of the United States as may be necessary to determine the extent of the Contractor's compliance with this clause.

(c) *Definitions.* As used in this contract—

"HUBZone small business concern" means a small business concern that appears on the List of Qualified HUBZone Small Business Concerns maintained by the Small Business Administration.

"Service-disabled veteran-owned small business concern"—

(1) Means a small business concern—

(i) Not less than 51 percent of which is owned by one or more service-disabled veterans or, in the case of any publicly owned business, not less than 51 percent of the stock of which is owned by one or more service-disabled veterans; and

(ii) The management and daily business operations of which are controlled by one or more service-disabled veterans or, in the case of a service-disabled veteran with permanent and severe disability, the spouse or permanent caregiver of such veteran.

(2) Service-disabled veteran means a veteran, as defined in 38 U.S.C. 101(2), with a disability that is service-connected, as defined in 38 U.S.C. 101(16).

"Small business concern" means a small business as defined pursuant to Section 3 of the Small Business Act and relevant regulations promulgated pursuant thereto.

"Small disadvantaged business concern" means a small business concern that represents, as part of its offer that—

(1) (i) It has received certification as a small disadvantaged business concern consistent with 13 CFR part 124, Subpart B;

(ii) No material change in disadvantaged ownership and control has occurred since its certification;

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EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

(iii) Where the concern is owned by one or more individuals, the net worth of each individual upon whom the certification is based does not exceed \$750,000 after taking into account the applicable exclusions set forth at 13 CFR 124.104(c)(2); and

(iv) It is identified, on the date of its representation, as a certified small disadvantaged business in the CCR Dynamic Small Business Search database maintained by the Small Business Administration, or

(2) It represents in writing that it qualifies as a small disadvantaged business (SDB) for any Federal subcontracting program, and believes in good faith that it is owned and controlled by one or more socially and economically disadvantaged individuals and meets the SDB eligibility criteria of 13 CFR 124.1002.

"Veteran-owned small business concern" means a small business concern—

(1) Not less than 51 percent of which is owned by one or more veterans (as defined at 38 U.S.C. 101(2)) or, in the case of any publicly owned business, not less than 51 percent of the stock of which is owned by one or more veterans; and

(2) The management and daily business operations of which are controlled by one or more veterans.

"Women-owned small business concern" means a small business concern—

(1) That is at least 51 percent owned by one or more women, or, in the case of any publicly owned business, at least 51 percent of the stock of which is owned by one or more women; and

(2) Whose management and daily business operations are controlled by one or more women.

(d) (1) Contractors acting in good faith may rely on written representations by their subcontractors regarding their status as a small business concern, a veteran-owned small business concern, a service-disabled veteran-owned small business concern, a small disadvantaged business concern, or a women-owned small business concern.

(2) The Contractor shall confirm that a subcontractor representing itself as a HUBZone small business concern is certified by SBA as a HUBZone small business concern by accessing the Central Contractor Registration (CCR) database or by contacting the SBA. Options for contacting the SBA include—

(i) HUBZone small business database search application web page at [http://dsbs.sba.gov/dsbs/search/dsp\\_searchhubzone.cfm](http://dsbs.sba.gov/dsbs/search/dsp_searchhubzone.cfm); or <http://www.sba.gov/hubzone>;

(ii) In writing to the Director/HUB, U.S. Small Business Administration, 409 3rd Street, SW., Washington, DC 20416; or

(iii) The SBA HUB Zone Help Desk at [hubzone@sba.gov](mailto:hubzone@sba.gov).

**43. 52.219-9 SMALL BUSINESS SUBCONTRACTING PLAN (JAN 2011) ALTERNATE III (JUL 2010)**  
(Applicable to leases over \$650,000.)

(a) This clause does not apply to small business concerns.

(b) *Definitions.* As used in this clause—

"Alaska Native Corporation (ANC)" means any Regional Corporation, Village Corporation, Urban Corporation, or Group Corporation organized under the laws of the State of Alaska in accordance with the Alaska Native Claims Settlement Act, as amended (43 U.S.C. 1601, *et seq.*) and which is considered a minority and economically disadvantaged concern under the criteria at 43 U.S.C. 1626(e)(1). This definition also includes ANC

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direct and indirect subsidiary corporations, joint ventures, and partnerships that meet the requirements of 43 U.S.C. 1626(e)(2).

"Commercial item" means a product or service that satisfies the definition of commercial item in section 2.101 of the Federal Acquisition Regulation.

"Commercial plan" means a subcontracting plan (including goals) that covers the offeror's fiscal year and that applies to the entire production of commercial items sold by either the entire company or a portion thereof (e.g., division, plant, or product line).

"Electronic Subcontracting Reporting System (eSRS)" means the Governmentwide, electronic, web-based system for small business subcontracting program reporting. The eSRS is located at <http://www.esrs.gov>.

"Indian tribe" means any Indian tribe, band, group, pueblo, or community, including native villages and native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act (43 U.S.C.A. 1601 et seq.), that is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs in accordance with 25 U.S.C. 1452(c). This definition also includes Indian-owned economic enterprises that meet the requirements of 25 U.S.C. 1452(e).

"Individual contract plan" means a subcontracting plan that covers the entire contract period (including option periods), applies to a specific contract, and has goals that are based on the offeror's planned subcontracting in support of the specific contract, except that indirect costs incurred for common or joint purposes may be allocated on a prorated basis to the contract.

"Master plan" means a subcontracting plan that contains all the required elements of an individual contract plan, except goals, and may be incorporated into individual contract plans, provided the master plan has been approved.

"Subcontract" means any agreement (other than one involving an employer-employee relationship) entered into by a Federal Government prime Contractor or subcontractor calling for supplies or services required for performance of the contract or subcontract.

(c) The offeror, upon request by the Contracting Officer, shall submit and negotiate a subcontracting plan, where applicable, that separately addresses subcontracting with small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business concerns, small disadvantaged business, and women-owned small business concerns. If the offeror is submitting an individual contract plan, the plan must separately address subcontracting with small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, and women-owned small business concerns, with a separate part for the basic contract and separate parts for each option (if any). The plan shall be included in and made a part of the resultant contract. The subcontracting plan shall be negotiated within the time specified by the Contracting Officer. Failure to submit and negotiate the subcontracting plan shall make the offeror ineligible for award of a contract.

(d) The offeror's subcontracting plan shall include the following:

(1) Goals, expressed in terms of percentages of total planned subcontracting dollars, for the use of small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, and women-owned small business concerns as subcontractors. The offeror shall include all sub-contracts that contribute to contract performance, and may include a proportionate share of products and services that are normally allocated as indirect costs. In accordance with 43 U.S.C. 1626:

(i) Subcontracts awarded to an ANC or Indian tribe shall be counted towards the subcontracting goals for small business and small disadvantaged business (SDB) concerns, regardless of the size or Small Business Administration certification status of the ANC or Indian tribe.

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LESSOR GOVERNMENT

## EXHIBIT F to RLP 2OR0206

(ii) Where one or more subcontractors are in the subcontract tier between the prime contractor and the ANC or Indian tribe, the ANC or Indian tribe shall designate the appropriate contractor(s) to count the subcontract towards its small business and small disadvantaged business subcontracting goals.

(A) In most cases, the appropriate Contractor is the Contractor that awarded the subcontract to the ANC or Indian tribe.

(B) If the ANC or Indian tribe designates more than one Contractor to count the subcontract toward its goals, the ANC or Indian tribe shall designate only a portion of the total subcontract award to each Contractor. The sum of the amounts designated to various Contractors cannot exceed the total value of the subcontract.

(C) The ANC or Indian tribe shall give a copy of the written designation to the Contracting Officer, the prime Contractor, and the subcontractors in between the prime Contractor and the ANC or Indian tribe within 30 days of the date of the subcontract award.

(D) If the Contracting Officer does not receive a copy of the ANC's or the Indian tribe's written designation within 30 days of the subcontract award, the Contractor that awarded the subcontract to the ANC or Indian tribe will be considered the designated Contractor.

(2) A statement of—

(i) Total dollars planned to be subcontracted for an individual contract plan; or the offeror's total projected sales, expressed in dollars, and the total value of projected subcontracts to support the sales for a commercial plan;

(ii) Total dollars planned to be subcontracted to small business concerns (including ANC and Indian tribes);

(iii) Total dollars planned to be subcontracted to veteran-owned small business concerns;

(iv) Total dollars planned to be subcontracted to service-disabled veteran-owned small business;

(v) Total dollars planned to be subcontracted to HUBZone small business concerns;

(vi) Total dollars planned to be subcontracted to small disadvantaged business concerns (including ANCs and Indian tribes); and

(vii) Total dollars planned to be subcontracted to women-owned small business concerns.

(3) A description of the principal types of supplies and services to be subcontracted, and an identification of the types planned for subcontracting to—

(i) Small business concerns;

(ii) Veteran-owned small business concerns;

(iii) Service-disabled veteran-owned small business concerns;

(iv) HUBZone small business concerns;

(v) Small disadvantaged business concerns; and

(vi) Women-owned small business concerns.

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GOVERNMENT

(4) A description of the method used to develop the subcontracting goals in paragraph (d)(1) of this clause.

(5) A description of the method used to identify potential sources for solicitation purposes (e.g., existing company source lists, the Central Contractor Registration database (CCR), veterans service organizations, the National Minority Purchasing Council Vendor Information Service, the Research and Information Division of the Minority Business Development Agency in the Department of Commerce, or small, HUBZone, small disadvantaged, and women-owned small business trade associations). A firm may rely on the information contained in CCR as an accurate representation of a concern's size and ownership characteristics for the purposes of maintaining a small, veteran-owned small, service-disabled veteran-owned small, HUBZone small, small disadvantaged, and women-owned small business source list. Use of CCR as its source list does not relieve a firm of its responsibilities (e.g., outreach, assistance, counseling, or publicizing subcontracting opportunities) in this clause.

(6) A statement as to whether or not the offeror included indirect costs in establishing subcontracting goals, and a description of the method used to determine the proportionate share of indirect costs to be incurred with—

- (i) Small business concerns (including ANC and Indian tribes);
- (ii) Veteran-owned small business concerns;
- (iii) Service-disabled veteran-owned small business concerns;
- (iv) HUBZone small business concerns;
- (v) Small disadvantaged business concerns (including ANC and Indian tribes); and
- (vi) Women-owned small business concerns.

(7) The name of the individual employed by the offeror who will administer the offeror's subcontracting program, and a description of the duties of the individual.

(8) A description of the efforts the offeror will make to assure that small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, and women-owned small business concerns have an equitable opportunity to compete for subcontracts.

(9) Assurances that the offeror will include the clause of this contract entitled "Utilization of Small Business Concerns" in all subcontracts that offer further subcontracting opportunities, and that the offeror will require all subcontractors (except small business concerns) that receive subcontracts in excess of \$650,000 (\$1.5 million for construction of any public facility) with further subcontracting possibilities to adopt a subcontracting plan that complies with the requirements of this clause.

(10) Assurances that the offeror will—

- (i) Cooperate in any studies or surveys as may be required;
- (ii) Submit periodic reports so that the Government can determine the extent of compliance by the offeror with the subcontracting plan;
- (iii) Submit Standard Form (SF) 294 Subcontracting Report for Individual Contract in accordance with paragraph (l) of this clause. Submit the Summary Subcontract Report (SSR), in accordance with paragraph (l) of this clause using the Electronic Subcontracting Reporting System (eSRS) at <http://www.esrs.gov>. The reports shall provide information on subcontract awards to small business concerns (including ANCs and Indian tribes that are not small businesses), veteran-owned small business concerns, service-disabled veteran-

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

owned small business concerns, HUBZone small business concerns, small disadvantaged business concerns (including ANCs and Indian tribes that have not been certified by the Small Business Administration as small disadvantaged businesses), women-owned small business concerns, and Historically Black Colleges and Universities and Minority Institutions. Reporting shall be in accordance with this clause, or as provided in agency regulations; and

(iv) Ensure that its subcontractors with subcontracting plans agree to submit the SF 294 in accordance with paragraph (i) of this clause. Ensure that its subcontractors with subcontracting plans agree to submit the SSR in accordance with paragraph (i) of this clause using the eSRS.

(11) A description of the types of records that will be maintained concerning procedures that have been adopted to comply with the requirements and goals in the plan, including establishing source lists; and a description of the offeror's efforts to locate small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, and women-owned small business concerns and award subcontracts to them. The records shall include at least the following (on a plant-wide or company-wide basis, unless otherwise indicated):

(i) Source lists (e.g., CCR), guides, and other data that identify small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, and women-owned small business concerns.

(ii) Organizations contacted in an attempt to locate sources that are small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, or women-owned small business concerns.

(iii) Records on each subcontract solicitation resulting in an award of more than \$150,000, indicating—


- (A) Whether small business concerns were solicited and, if not, why not;
- (B) Whether veteran-owned small business concerns were solicited and, if not, why not;
- (C) Whether service-disabled veteran-owned small business concerns were solicited and, if not, why not;
- (D) Whether HUBZone small business concerns were solicited and, if not, why not;
- (E) Whether small disadvantaged business concerns were solicited and, if not, why not;
- (F) Whether women-owned small business concerns were solicited and, if not, why not; and

(G) If applicable, the reason award was not made to a small business concern.

(iv) Records of any outreach efforts to contact—

- (A) Trade associations;
- (B) Business development organizations;
- (C) Conferences and trade fairs to locate small, HUBZone small, small disadvantaged, and women-owned small business sources; and
- (D) Veterans service organizations.

INITIALS:

  
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GOVERNMENT

(v) Records of internal guidance and encouragement provided to buyers through—

(A) Workshops, seminars, training, etc.; and

(B) Monitoring performance to evaluate compliance with the program's requirements.

(vi) On a contract-by-contract basis, records to support award data submitted by the offeror to the Government, including the name, address, and business size of each subcontractor. Contractors having commercial plans need not comply with this requirement.

(e) In order to effectively implement this plan to the extent consistent with efficient contract performance, the Contractor shall perform the following functions:

(1) Assist small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, and women-owned small business concerns by arranging solicitations, time for the preparation of bids, quantities, specifications, and delivery schedules so as to facilitate the participation by such concerns. Where the Contractor's lists of potential small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, and women-owned small business subcontractors are excessively long, reasonable effort shall be made to give all such small business concerns an opportunity to compete over a period of time.

(2) Provide adequate and timely consideration of the potentialities of small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, and women-owned small business concerns in all "make-or-buy" decisions.

(3) Counsel and discuss subcontracting opportunities with representatives of small business, veteran-owned small business, service-disabled veteran-owned small business, HUBZone small business, small disadvantaged business, and women-owned small business firms.

(4) Confirm that a subcontractor representing itself as a HUBZone small business concern is identified as a certified HUBZone small business concern by accessing the Central Contractor Registration (CCR) database or by contacting SBA.

(5) Provide notice to subcontractors concerning penalties and remedies for misrepresentations of business status as small, veteran-owned small business, HUBZone small, small disadvantaged, or women-owned small business for the purpose of obtaining a subcontract that is to be included as part or all of a goal contained in the Contractor's subcontracting plan.

(6) For all competitive subcontracts over the simplified acquisition threshold in which a small business concern received a small business preference, upon determination of the successful subcontract offeror, the Contractor must inform each unsuccessful small business subcontract offeror in writing of the name and location of the apparent successful offeror prior to award of the contract.

(f) A master plan on a plant or division-wide basis that contains all the elements required by paragraph (d) of this clause, except goals, may be incorporated by reference as a part of the subcontracting plan required of the offeror by this clause; provided—

(1) The master plan has been approved;

(2) The offeror ensures that the master plan is updated as necessary and provides copies of the approved master plan, including evidence of its approval, to the Contracting Officer; and

(3) Goals and any deviations from the master plan deemed necessary by the Contracting Officer to satisfy the requirements of this contract are set forth in the individual subcontracting plan.

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT



## EXHIBIT F to RLP 2OR0206

(g) A commercial plan is the preferred type of subcontracting plan for contractors furnishing commercial items. The commercial plan shall relate to the offeror's planned subcontracting generally, for both commercial and Government business, rather than solely to the Government contract. Once the Contractor's commercial plan has been approved, the Government will not require another subcontracting plan from the same Contractor while the plan remains in effect, as long as the product or service being provided by the Contractor continues to meet the definition of a commercial item. A Contractor with a commercial plan shall comply with the reporting requirements stated in paragraph (d)(10) of this clause by submitting one SSR in eSRS for all contracts covered by its commercial plan. This report shall be acknowledged or rejected in eSRS by the Contracting Officer who approved the plan. This report shall be submitted within 30 days after the end of the Government's fiscal year.

(h) Prior compliance of the offeror with other such subcontracting plans under previous contracts will be considered by the Contracting Officer in determining the responsibility of the offeror for award of the contract.

(i) A contract may have no more than one plan. When a modification meets the criteria in 19.702 for a plan, or an option is exercised, the goals associated with the modification or option shall be added to those in the existing subcontract plan.

(j) Subcontracting plans are not required from subcontractors when the prime contract contains the clause at 52.212-5, Contract Terms and Conditions Required to Implement Statutes or Executive Orders—Commercial Items, or when the subcontractor provides a commercial item subject to the clause at 52.244-6, Subcontracts for Commercial Items, under a prime contract.

(k) The failure of the Contractor or subcontractor to comply in good faith with—

- (1) The clause of this contract entitled "Utilization Of Small Business Concerns;" or
- (2) An approved plan required by this clause, shall be a material breach of the contract.


(l) *The Contractor shall submit a SF 294.* The Contractor shall submit SSRs using the web-based eSRS at <http://www.esrs.gov>. Purchases from a corporation, company, or subdivision that is an affiliate of the prime Contractor or subcontractor are not included in these reports. Subcontract award data reported by prime Contractors and subcontractors shall be limited to awards made to their immediate next-tier subcontractors. Credit cannot be taken for awards made to lower tier subcontractors, unless the Contractor or subcontractor has been designated to receive a small business or small disadvantaged business credit from an ANC or Indian tribe. Only subcontracts involving performance in the U.S. or its outlying areas should be included in these reports with the exception of subcontracts under a contract awarded by the State Department or any other agency that has statutory or regulatory authority to require subcontracting plans for subcontracts performed outside the United States and its outlying areas.

(1) *SF 294.* This report is not required for commercial plans. The report is required for each contract containing an individual subcontract plan. For prime contractors the report shall be submitted to the contracting officer, or as specified elsewhere in this contract. In the case of a subcontract with a subcontracting plan, the report shall be submitted to the entity that awarded the subcontract.

(i) The report shall be submitted semi-annually during contract performance for the periods ending March 31 and September 30. A report is also required for each contract within 30 days of contract completion. Reports are due 30 days after the close of each reporting period, unless otherwise directed by the Contracting Officer. Reports are required when due, regardless of whether there has been any subcontracting activity since the inception of the contract or the previous reporting period.

(ii) When a subcontracting plan contains separate goals for the basic contract and each option, as prescribed by FAR 19.704(c), the dollar goal inserted on this report shall be the sum of the base period through the current option; for example, for a report submitted after the second option is exercised, the dollar goal would be the sum of the goals for the basic contract, the first option, and the second option.

(2) *SSR.* (i) Reports submitted under individual contract plans—

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

(A) This report encompasses all subcontracting under prime contracts and subcontracts with the awarding agency, regardless of the dollar value of the subcontracts.

(B) The report may be submitted on a corporate, company or subdivision (e.g. plant or division operating as a separate profit center) basis, unless otherwise directed by the agency.

(C) If a prime Contractor and/or subcontractor is performing work for more than one executive agency, a separate report shall be submitted to each executive agency covering only that agency's contracts, provided at least one of that agency's contracts is over \$550,000 (over \$1,000,000 for construction of a public facility) and contains a subcontracting plan. For DoD, a consolidated report shall be submitted for all contracts awarded by military departments/agencies and/or subcontracts awarded by DoD prime Contractors. However, for construction and related maintenance and repair, a separate report shall be submitted for each DoD component.

(D) For DoD and NASA, the report shall be submitted semi-annually for the six months ending March 31 and the twelve months ending September 30. For civilian agencies, except NASA, it shall be submitted annually for the twelve-month period ending September 30. Reports are due 30 days after the close of each reporting period.

(E) Subcontract awards that are related to work for more than one executive agency shall be appropriately allocated.

(F) The authority to acknowledge or reject SSRs in the eSRS, including SSRs submitted by subcontractors with subcontracting plans, resides with the Government agency awarding the prime contracts unless stated otherwise in the contract.

(ii) Reports submitted under a commercial plan—

(A) The report shall include all subcontract awards under the commercial plan in effect during the Government's fiscal year.

(B) The report shall be submitted annually, within thirty days after the end of the Government's fiscal year.

(C) If a Contractor has a commercial plan and is performing work for more than one executive agency, the Contractor shall specify the percentage of dollars attributable to each agency from which contracts for commercial items were received.

(D) The authority to acknowledge or reject SSRs for commercial plans resides with the Contracting Officer who approved the commercial plan.

(iii) All reports submitted at the close of each fiscal year (both individual and commercial plans) shall include a Year-End Supplementary Report for Small Disadvantaged Businesses. The report shall include subcontract awards, in whole dollars, to small disadvantaged business concerns by North American Industry Classification System (NAICS) Industry Subsector. If the data are not available when the year-end SSR is submitted, the prime Contractor and/or subcontractor shall submit the Year-End Supplementary Report for Small Disadvantaged Businesses within 90 days of submitting the year-end SSR. For a commercial plan, the Contractor may obtain from each of its subcontractors a predominant NAICS Industry Subsector and report all awards to that subcontractor under its predominant NAICS Industry Subsector.

#### 44. 52.219-16 LIQUIDATED DAMAGES—SUBCONTRACTING PLAN (JAN 1999)

(Applicable to leases over \$650,000.)

(a) *Failure to make a good faith effort to comply with the subcontracting plan*, as used in this clause, means a willful or intentional failure to perform in accordance with the requirements of the subcontracting plan approved under the clause in this contract entitled "Small Business Subcontracting Plan," or willful or intentional action to frustrate the plan.

(b) Performance shall be measured by applying the percentage goals to the total actual subcontracting dollars or, if a commercial plan is involved, to the pro rata share of actual subcontracting dollars attributable to Government contracts covered by the commercial plan. If, at contract completion or, in the case of a commercial plan, at the close of the fiscal year for which the plan is applicable, the Contractor has failed to meet its subcontracting goals and the Contracting Officer decides in accordance with paragraph (c) of this clause that the Contractor failed to make a good faith effort to comply with its subcontracting plan, established in accordance with the clause in this contract entitled "Small Business Subcontracting Plan," the Contractor shall pay the Government liquidated damages in an amount stated. The amount of probable damages attributable to the

INITIALS:

  
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GOVERNMENT

EXHIBIT D to Lease GS-10P-LOR07470  
EXHIBIT F to RLP 2OR0206

Contractor's failure to comply shall be an amount equal to the actual dollar amount by which the Contractor failed to achieve each subcontract goal.

(c) Before the Contracting Officer makes a final decision that the Contractor has failed to make such good faith effort, the Contracting Officer shall give the Contractor written notice specifying the failure and permitting the Contractor to demonstrate what good faith efforts have been made and to discuss the matter. Failure to respond to the notice may be taken as an admission that no valid explanation exists. If, after consideration of all the pertinent data, the Contracting Officer finds that the Contractor failed to make a good faith effort to comply with the subcontracting plan, the Contracting Officer shall issue a final decision to that effect and require that the Contractor pay the Government liquidated damages as provided in paragraph (b) of this clause.

(d) With respect to commercial plans, the Contracting Officer who approved the plan will perform the functions of the Contracting Officer under this clause on behalf of all agencies with contracts covered by the commercial plan.

(e) The Contractor shall have the right of appeal, under the clause in this contract entitled, Disputes, from any final decision of the Contracting Officer.

(f) Liquidated damages shall be in addition to any other remedies that the Government may have.

**45. 52.204-10 REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS (AUG 2012)**  
(Applicable If over \$25,000.)

(a) *Definitions.* As used in this clause:

"Executive" means officers, managing partners, or any other employees in management positions.

"First-tier subcontract" means a subcontract awarded directly by the Contractor for the purpose of acquiring supplies or services (including construction) for performance of a prime contract. It does not include the Contractor's supplier agreements with vendors, such as long-term arrangements for materials or supplies that benefit multiple contracts and/or the costs of which are normally applied to a Contractor's general and administrative expenses or indirect costs.

"Months of award" means the month in which a contract is signed by the Contracting Officer or the month in which a first-tier subcontract is signed by the Contractor.

"Total compensation" means the cash and noncash dollar value earned by the executive during the Contractor's preceding fiscal year and includes the following (for more information see 17 CFR 229.402(c)(2)):

- (1) *Salary and bonus.*
- (2) *Awards of stock, stock options, and stock appreciation rights.* Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Financial Accounting Standards Board's Accounting Standards Codification (FASB ASC) 718, Compensation-Stock Compensation.
- (3) *Earnings for services under non-equity incentive plans.* This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees.

INITIALS:  &  
LESSOR GOVERNMENT



EXHIBIT D to Lease GS-10P-LOR07470

EXHIBIT F to RLP 2OR0206

(4) *Change in pension value.* This is the change in present value of defined benefit and actuarial pension plans.

(5) *Above-market earnings on deferred compensation which is not tax-qualified.*

(6) Other compensation, if the aggregate value of all such other compensation (e.g., severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds \$10,000.

(b) Section 2(d)(2) of the Federal Funding Accountability and Transparency Act of 2006 (Pub. L. 109-282), as amended by section 6202 of the Government Funding Transparency Act of 2008 (Pub. L. 110-252), requires the Contractor to report information on subcontract awards. The law requires all reported information be made public, therefore, the Contractor is responsible for notifying its subcontractors that the required information will be made public.

(c) Nothing in this clause requires the disclosure of classified information

(d) (1) *Executive compensation of the prime contractor.* As a part of its annual registration requirement in the Central Contractor Registration (CCR) database (FAR clause 52.204-7), the Contractor shall report the names and total compensation of each of the five most highly compensated executives for its preceding completed fiscal year, if—

(i) In the Contractor's preceding fiscal year, the Contractor received—

(A) 80 percent or more of its annual gross revenues from Federal contracts (and subcontracts), loans, grants (and subgrants), cooperative agreements, and other forms of Federal financial assistance; and

(B) \$25,000,000 or more in annual gross revenues from Federal contracts (and subcontracts), loans, grants (and subgrants), cooperative agreements, and other forms of Federal financial assistance; and

(ii) The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/excomp.htm>.)

(2) *First-tier subcontract information.* Unless otherwise directed by the contracting officer, or as provided in paragraph (h) of this clause, by the end of the month following the month of award of a first-tier subcontract with a value of \$25,000 or more, the Contractor shall report the following information at <http://www.fsrs.gov> for that first-tier subcontract. (The Contractor shall follow the instructions at <http://www.fsrs.gov> to report the data.)

(i) Unique identifier (DUNS Number) for the subcontractor receiving the award and for the subcontractor's parent company, if the subcontractor has a parent company.

(ii) Name of the subcontractor.

(iii) Amount of the subcontract award.

INITIALS:

  
LESSOR

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GOVERNMENT

EXHIBIT D to Lease GS-10P-LOR07470  
EXHIBIT F to RLP 2OR0206

- (iv) Date of the subcontract award.
- (v) A description of the products or services (including construction) being provided under the subcontract, including the overall purpose and expected outcomes or results of the subcontract.
- (vi) Subcontract number (the subcontract number assigned by the Contractor).
- (vii) Subcontractor's physical address including street address, city, state, and country. Also include the nine-digit zip code and congressional district.
- (viii) Subcontractor's primary performance location including street address, city, state, and country. Also include the nine-digit zip code and congressional district.
- (ix) The prime contract number, and order number if applicable.
- (x) Awarding agency name and code.
- (xi) Funding agency name and code.
- (xii) Government contracting office code.
- (xiii) Treasury account symbol (TAS) as reported in FPDS.
- (xiv) The applicable North American Industry Classification System code (NAICS).

(3) *Executive compensation of the first-tier subcontractor.* Unless otherwise directed by the Contracting Officer, by the end of the month following the month of award of a first-tier subcontract with a value of \$25,000 or more, and annually thereafter (calculated from the prime contract award date), the Contractor shall report the names and total compensation of each of the five most highly compensated executives for that first-tier subcontractor for the first-tier subcontractor's preceding completed fiscal year at <http://www.fhrs.gov>, if—

(i) In the subcontractor's preceding fiscal year, the subcontractor received—

(A) 80 percent or more of its annual gross revenues from Federal contracts (and subcontracts), loans, grants (and subgrants), cooperative agreements, and other forms of Federal financial assistance; and

(B) \$25,000,000 or more in annual gross revenues from Federal contracts (and subcontracts), loans, grants (and subgrants), cooperative agreements, and other forms of Federal financial assistance; and

(ii) The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>.)

(e) The Contractor shall not split or break down first-tier subcontract awards to a value less than \$25,000 to avoid the reporting requirements in paragraph (d).

(f) The Contractor is required to report information on a first-tier subcontract covered by paragraph (d) when the subcontract is awarded. Continued reporting on the same subcontract is not required unless one of the reported data elements changes during the performance of the subcontract. The Contractor is not required to make further reports after the first-tier subcontract expires.

(g) (1) If the Contractor in the previous tax year had gross income, from all sources, under \$300,000, the Contractor is exempt from the requirement to report subcontractor awards.

(2) If a subcontractor in the previous tax year had gross income from all sources under \$300,000, the Contractor does not need to report awards for that subcontractor.

INITIALS:  &  
LESSOR GOVERNMENT

EXHIBIT D to Lease GS-10P-LOR07470  
EXHIBIT F to RLP 2OR0206

(h) The FSRS database at <http://www.fsrs.gov> will be prepopulated with some information from CCR and FPDS databases. If FPDS information is incorrect, the contractor should notify the contracting officer. If the CCR database information is incorrect, the contractor is responsible for correcting this information.

INITIALS:  & \_\_\_\_\_  
LESSOR GOVERNMENT

<b>ADDENDUM to the System for Award Management (SAM) REPRESENTATIONS AND CERTIFICATIONS (Acquisitions of Leasehold Interests in Real Property)</b>	<b>Request for Lease Proposals Number 2OR0206</b>	<b>Dated  08/27/2015</b>
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Complete appropriate boxes, sign the form, and attach to offer.

The Offeror makes the following additional Representations. NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

**1. ANNUAL REPRESENTATIONS AND CERTIFICATIONS FOR LEASEHOLD ACQUISITIONS  
(APR 2015)**

- (a) (1) The North American Industry Classification System (NAICS) code for this acquisition is 531120, unless the real property is self-storage (#531130), land (#531190), or residential (#531110).
- (2) The small business size standard is 38.5 Million in annual average gross revenue of the concern for the last 3 fiscal years.
- (3) The small business size standard for a concern which submits an offer in its own name, other than on a construction or service contract, but which proposes to furnish a product which it did not itself manufacture, is 500 employees.
- (b) The System for Award Management (SAM) is a centrally located, searchable database which assists in the development, maintenance, and provision of sources for future procurements. The Offeror, by signing this addendum, hereby certifies he is registered in SAM.

☒ Registration Active and Copy Attached

**2. 552.203-72 REPRESENTATION BY CORPORATIONS REGARDING AN UNPAID  
DELINQUENT FEDERAL TAX LIABILITY OR A FELONY CONVICTION UNDER ANY FEDERAL LAW  
(DEVIATION) (OCT 2013)**

- (a) In accordance with Sections 630 and 631 of Division of the Consolidated Appropriations Act, 2012 (Pub. L. 112-74), and Section 101 of the Continuing Appropriations Act, 2014 (Pub. L. 113-16) none of the funds made available by the Continuing Appropriations Act 2014 may be used to enter into a contract action with any corporation that---
- (1) Has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, where the awarding agency is aware of the unpaid tax liability, unless the agency has considered suspension or debarment of the corporation and made a determination that this further action is not necessary to protect the interests of the Government, or
- (2) Was convicted, or had an officer or agent of such corporation acting on behalf of the corporation convicted of a felony criminal violation under any Federal law within the preceding 24 months, where the awarding agency is aware of the conviction, unless the agency has considered suspension or debarment of the corporation or such officer or agent and made a determination that this action is not necessary to protect the interests of the Government.
- (b) The Contractor represents that—
- (1) It is ☐ is not ☐ a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or

## EXHIBIT E to Lease GS-10P-LOR07470

## EXHIBIT I to Lease GS-10P-LOR07470

have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.

- (2) It is ☐ is not ☐ a corporation that was convicted, or had an officer or agent of the corporation acting on behalf of the corporation, convicted of a felony criminal violation under any Federal law within the preceding 24 months.

OFFEROR OR LEGALLY AUTHORIZED REPRESENTATIVE	NAME, ADDRESS (INCLUDING ZIP CODE) <i>Burnell Development Co. LLC</i> <i>3560 Excel Drive #101</i> <i>Medford, OR 97504</i>	TELEPHONE NUMBER <i>(b) (6)</i>
	<i>(b) (6)</i> Signature	<i>8-27-15</i> Date

## SEISMIC FORM A

CERTIFICATE OF SEISMIC COMPLIANCE  
BENCHMARK BUILDINGDate: 4/7/2015This affirms that RANDOLPH C. CLEVELAND served as engineer in charge of the seismic evaluation of the building located at 3501 EXCEL DRIVE, MEDFORD, OREGON

The building has the following characteristics:

ASCE Building Type: <u>S1</u>	No. of Stories: <u>2</u>	Approx. Area: <u>26,500 SF</u>
Building Design Code: <u>1998 SSC / 1997 UBC</u>	Year of Design Code: <u>1998 / 1997</u>	Year of Construction: <u>2001</u>

On the basis of the building characteristics and to the extent permitted by this level of evaluation, it is my opinion that the subject Building qualifies as a Benchmark Building as indicated in ASCE/SEI 31, Table 1-1.

Affix Stamp and Sign Here

Engineer's Name: RANDOLPH C. CLEVELANDFirm: MARQUESS & ASSOCIATES, INCAddress: 1120 EAST JACKSON, MEDFORD, OR 97504Telephone: (541) 772-7115License No.: 12,451License State: OREGONExpiration Date: 12-31-2015

(b) (6)





GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-10P-LOR07470** BLDG NO. **OR6679ZZ**  
PDN NO. **PS0036675**

ADDRESS OF PREMISES  
3501 Excel Drive, Medford, OR 97504-8067

THIS AGREEMENT, made and entered into this date by and between Burrill Development Company, LLC

Whose address is 3560 Excel Drive, Suite 101, Medford, OR 97504-9858

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to order firm fixed price tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective October 21, 2016, as follows:

Lease Amendment (LA) Number 1 is issued to incorporate the installation of an alternate means of exiting the premises. Details of the cost proposal, statement of work and pricing information are attached as Exhibit 1A, Pages 1-16. The Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project based on mutually approved plans, budgets and schedules.

Warranty: The Lessor shall warranty the tenant improvements for one year and shall maintain the tenant improvements in accordance with GSA Form L201C GS-10P-LOR07470 with Lease Amendment 1, and GSA Form 3517 General Clauses.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment. At the Lessor's expense, the Lessor shall restore to original condition anything damaged by the work performed.

Site Conditions: The Lessor shall maintain worksite conditions in accordance with Lease Amendment Number 1 and standard OSHA requirements. The Lessor shall prevent injuries to individuals conducting business in and adjacent to the work area.

Acceptance: The Lessor shall request a final inspection upon project completion. Upon receipt of the request, an appointed GSA Contracting Officer Representative shall inspect the worksite within 14 calendar days and shall inform the Lessor of acceptance of the tenant improvements or actions required to gain acceptance. The Lessor shall furnish contractor and inspection reports, as-built drawings, permits, and all other applicable deliverables upon written notice of the Government's acceptance of the tenant improvements.

Cont. on Page 2

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature

Name:

Title:

Entity Name:

Date:

FOR THE GOVERNMENT:

Signature

Name:

Title: Lease Contracting Officer

Entity Name: GSA, Public Building Service

Date:

WITNESSED FOR THE LESSOR BY:

Signature

Name:

Title:

Date:

Continued from page 1

**Payment:** The total cost for tenant improvements is \$ 39,416.44 in accordance with Exhibit 1A. Upon completion, inspection, and acceptance of the tenant improvements, the Government shall reimburse the Lessor for the total cost listed above. Reimbursement shall occur within 30 days of the Government's receipt of the Lessor's itemized invoice. The invoice must include:

- Lease number: **GS-10P-LOR07470**
- Building address: **3501 Excel Drive, Medford, OR 97504-8067**
- Payment reference number: **(b) (6)**
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

The Lessor *must* submit invoice documents electronically at [www.finance.gsa.gov](http://www.finance.gsa.gov) and inform the Lease Administration Manager of the submittal at [Don.Murphy@gsa.gov](mailto:Don.Murphy@gsa.gov). If the Lessor cannot submit documents electronically, hard copies must be sent to:

**Original Documents**

GSA Greater Southwest Finance Center  
Attn: PBS Payments Branch (BCFA)  
P.O. Box 17181  
Fort Worth, TX 76102

**Copies**


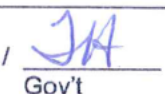
GSA Eugene Field Office  
Attn: Lease Administration Manager  
310 W 6<sup>th</sup> ST Room: B-1  
Medford, OR 97501-2766

**Notice to Proceed:** Upon execution by the Government, this Lease Amendment serves as a Notice to Proceed. The Lessor shall complete the alterations within 80 calendar days of receiving the notice to proceed from the Government. The Lessor shall confirm receipt, in writing, of NTP.

**Schedule:** The Lessor shall provide a schedule within 15 calendar days from receipt of the executed Lease Amendment. The schedule shall provide delivery details for equipment and materials with lead times that extend beyond seven calendar days.

**Change Orders:** The Lessor shall only act upon change orders approved by a GSA Contracting Officer and shall seek guidance from a GSA Contracting Officer in the event of any schedule, quality, or scope change.

All other terms and conditions of the Lease shall remain in full force and effect.

 /   
Lessor Gov't



<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 2</b>  TO LEASE NO. GS-10P-LOR07470 BLDG. NO. OR6679
ADDRESS OF PREMISES 3501 EXCEL DRIVE MEDFORD, OR 97504-8067	PDN Number: N/A

**THIS AGREEMENT**, made and entered into this date by and between **BURRILL DEVELOPMENT COMPANY, LLC**

whose address is:

3560 EXCEL DRIVE  
 SUITE 101  
 MEDFORD, OR 97504-9858

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to remove the Tenant Improvement Allowance and adjust the Broker Commission.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 13, 2015 as follows:

Paragraphs 1.03, 1.04, and 1.08 are hereby deleted in their entirety and replaced.

**1.03 RENT AND OTHER CONSIDERATION (APR 2015)**

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

BLOCKS A & B	9/13/2015 – 9/12/2020
Shell Rent <sup>1</sup>	(b) (4)
Operating Costs	
Tenant Improvements	\$0.00
Total Annual Rent	\$428,923.48

<sup>1</sup> Parking is included in the Shell Rental Rate

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

(b) (6)  
 Signature: \_\_\_\_\_  
 Name: Michael Burrill  
 Title: Manager  
 Entity Name: Burrill Development  
 Date: 1-5-17

**FOR THE GOVERNMENT:**

(b) (6) **KRISTEN N. YEE**  
 ACTING OFFICER  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, \_\_\_\_\_  
 Date: JAN 23 2017

**WITNESSED FOR THE LESSOR BY:**

(b) (6)  
 Signature: \_\_\_\_\_  
 Name: Debbie N. Nester  
 Title: Property Manager  
 Date: 1/5/17

B. SUB-PARAGRAPH INTENTIONALLY DELETED

C. SUB-PARAGRAPH INTENTIONALLY DELETED

D. SUB-PARAGRAPH INTENTIONALLY DELETED

E. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

F. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.

G. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

H. Parking is valued at a rate of (b) (4) parking space per month (surface/outside), and is included in the Shell Rent.

#### 1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. **DTZ AMERICAS INC. d/b/a Cushman & Wakefield U.S., Inc.** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is (b) (4) and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. The entirety of the Commission (b) (4) will be payable to **DTZ AMERICAS INC. d/b/a Cushman & Wakefield U.S., Inc.**

B. SUB-PARAGRAPH INTENTIONALLY DELETED

#### 1.08 INTENTIONALLY DELETED

ALL OTHER TERMS AND CONDITIONS OF THE LEASE REMAIN IN FULL FORCE AND EFFECT.

INITIALS:

LESSOR

&

GOVT

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3  TO LEASE NO. GS-10P-LOR07470 BLDG: OR6679ZZ
ADDRESS OF PREMISES 3501 EXCEL DRIVE, MEDFORD, OR 97504-8067	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between Burrill Development Company, LLC

whose address is: 3560 Excel Drive, Suite 101, Medford, OR 97504-9858

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective January 3, 2017 as follows:

Lease Amendment (LA) Number 3 is issued to modify the completion time frame for the tenant improvements previously approved in LA 1. Therefore the Notice to Proceed paragraph provided in LA 1 is hereby modified to remove the reference requiring alterations to be completed within 80 calendar days. The following verbiage is added to the Notice to Proceed paragraph:

The Lessor shall complete the alterations referenced in LA 1 no later than January 31, 2017.

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: (b) (6)  
 Name: Michael Burrill Jr.  
 Title: Manager  
 Entity Name: Burrill Development Co.  
 Date: 1-11-17

**FOR THE GOVERNMENT:**

Signature: (b) (6)  
 Name: Terria Heinlein  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 1/17/17

**WITNESSED FOR THE LESSOR BY:**

Signature: (b) (6)  
 Name: Debra A. Hester  
 Title: Property Manager  
 Date: 1/11/17



GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 4

TO LEASE NO. **GS-10P-LOR07470** BLDG NO. **OR6679ZZ**  
PDN NO. **PS0036675**

ADDRESS OF PREMISES

3501 Excel Drive, Medford, OR 97504-8067

THIS AGREEMENT, made and entered into this date by and between Burrill Development Company, LLC

Whose address is 3560 Excel Drive, Suite 101, Medford, OR 97504-9858

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to authorize firm fixed price change orders to the original scope of work, paid via lump sum.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective June 6, 2017, as follows:

On October 28, 2016 via SLA #1 the Government issued a Notice to Proceed (NTP) for construction of TIs for an alternate means of exiting the premises 3501 excel Drive, Medford, OR 97504-8067. This NTP was issued in the total amount of \$39,416.44. It was determined after the NTP was issued and the work was completed the Government had used the incorrect TICS document and therefore the lessor was shorted in his payment. This LA corrects this issue as Change Order No. 1.

Therefore, this Lease Amendment No. 4 orders tenant improvements for change order #1 in the amount of \$3,939.12. This amount shall be paid to the Lessor via a one-time lump sum payment. This payment shall occur upon completion, inspection, and acceptance of the work by the Government and receipt of a complete invoice for this work, as described below. Total cost for this project is now calculated as not to exceed \$43,355.56.

The Lessor *must* submit invoice documents electronically at [www.finance.gsa.gov](http://www.finance.gsa.gov) and inform the Lease Administration Manager of the submittal at [Don.murphy@gsa.gov](mailto:Don.murphy@gsa.gov). If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it. If the Lessor cannot submit documents electronically, hard copies must be sent to:

Cont. on Page 2

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR

Signature: \_\_\_\_\_

Name: Michael Burrill

Title: Manager

Entity Name: Burrill Development Co. LLC

Date: 6-9-17

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_

Name: Debra H. Nott

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_

Name: Terria Heinlein

Title: Lease Contracting Officer

Entity Name: GSA, Public Building Service

Date: 6/9/17

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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**Original Documents**

GSA Greater Southwest Finance Center  
Attn: PBS Payments Branch (BCFA)  
P.O. Box 17181  
Fort Worth, TX 76102

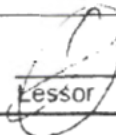

**Copies**

GSA Eugene Field Office  
Attn: Don Murphy, LAM  
310 W 6<sup>th</sup> St. Room: B-1  
Medford, OR 97501-2766

The Lessor shall be responsible for maintenance and repair of the installed alterations outlined above.

The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions of the Lease shall remain in full force and effect.

 /   
Lessor Gov't